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every climate

House Plans by Alwin Cassens, Jr., Architect

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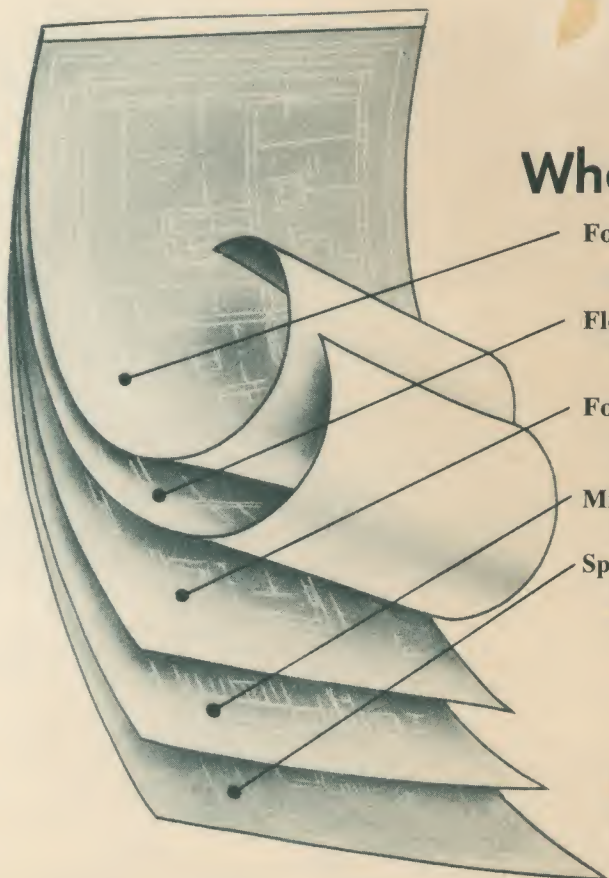
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Archway Press, Inc., House Plan Headquarters, also publish regularly HOUSE PLAN DIGEST, NEW HOMES, BEAUTIFUL HOMES, and YOUR NEW HOME. All these publications contain architect-designed plans only.

What is an Architect?

When you build a house you need an architect's plan every bit as much as you need a doctor's advice when you're sick. The physician takes care of your present health. The architect, however, safeguards and assures the whole future well-being and happiness of you and your family. If you are an intelligent person you will neither put yourself into the hands of a quack nor start building a house without the plans of a registered architect. Do one or the other and you'll regret it—after it is too late.

A physician and an architect actually have much in common. Both of them start out with long years of costly studies in many different fields, followed by a period of strenuous practical training. Both of them have to pass rigid examinations before they are licensed to practice and may "hang out their shingle"; both are bound not only by legal considerations but also by the strict and proud standards of their particular professions. And both must keep the ideal of human happiness eternally in their minds.

After a man receives his diploma as an R.A. ("Registered Architect"), you may be sure he has the knowledge his profession requires, and that he feels distinct responsibility towards you.

It goes without saying that today's architect is particularly concerned with our changing living habits, with the easing of arduous household tasks by modern kitchen planning, by labor-saving devices, new color schemes, simplified homekeeping, space-saving furniture, and by all those little new things which increase the pleasure of modern family living.

From the technical standpoint the architect is experienced not only in complicated structural mathematics but also in the various building codes. He has studied architectural proportions throughout the ages and schooled his eye in classical beauty. He must be an expert on insulation, climate control, plumbing, lighting and heating. His knowledge encompasses an ever-increasing variety of natural and man-made materials and their usages together with the latest construction techniques, of community planning as well as of landscaping, of labor practices as well as of modern living requirements. But more than anything else your architect must know what every step costs: what to save in a plan and what, if need be, can be sacrificed to save costs but keeping intact the beauty, the livability, the comfort, the structural soundness, and all the other necessary and interrelated qualities of a house.

All of the registered architect's enormous experience is focussed and incorporated in the few sheets of blueprints which are the passport to your new home. Considering what he puts into them and what you'll get out of them, their small cost is one of the wonders of our age.

THE PUBLISHERS



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Expandable houses may be found under various headings.

To help you to estimate costs, the houses are, in general, arranged according to size by square foot area. This includes all living space, but not porches, garages, etc., unless specified. Overall dimensions are marked so that you can tell at a glance whether the home of your choice will fit on your lot.



Alwin Cassens, Jr., R.A., and his staff

The house designs in this book are the work of Alwin Cassens, Jr., one of the nation's top-flight architects of small homes.

Young in years and ideas, Mr. Cassens is old in experience when it comes to house design. Since his graduation as architect from Carnegie Institute of Technology, he has concentrated on creating house plans that combine economy of cost with the utmost in livability and convenience.

Many of the homes in this book were designed by Mr. Cassens for practical builders who have erected thousands of houses from the very plans you will find as you turn through these pages.

Because he does the architectural work for approximately 150 builders in the highly competitive Long Island area, Mr. Cassens has virtually developed a new science—the science of designing the most house for the least money. That his designs are top-flight is proven by the fact that in the last seven years builders working from Alwin Cassens' plans have built and sold approximately one quarter of a billion dollars worth of homes.

Although his work is primarily for Eastern builders, Mr. Cassens' designs are not regional in character. You will find his houses in practically all of the 48 states.

Mr. Cassens has repeatedly received national recognition for his work as an architect. His house designs have won awards of merit from several of the most important home-making magazines in America, and trade publications in the building field frequently single out his work for special mention. He also has been the recipient of medals from the Beaux Arts Institute of Design and from the Art Students' League.

The caliber of his work has been further recognized by City College of New York where he is one of the instructors in a specialized home building course. His stature in the architectural field likewise is reflected in the fact that for a year he has headed the highly important Merchandisable Architecture Committee of the Long Island Home Builders Institute—a trade association of more than 1,000 builders and allied segments of the home building industry which is an affiliate of the National Association of Home Builders.

Associated with Mr. Cassens in his work is Albert J. San Fanandre, community planning expert and member of the American Society of Mechanical Engineers and the American Association of Engineers. Mr. San Fanandre contributes importantly to the house designs in this book from his long engineering experience and his keen understanding of the practical aspects of design and construction.

Raymond Brett, chief draftsman in Mr. Cassens' large and busy architectural office, likewise has made notable contributions from the 15 years of experience he has gained while engaged in practical field work on home building.

Taken as a team—Alwin Cassens, Albert San Fanandre, and Raymond Brett are a combination difficult to equal anywhere in the country when one considers the designing of one-family houses. As you turn the following pages, you will see some of the finest examples of their work.

*Albert J. San Fanandre,
community planner*



Building Your Own Home

In the step by step process that brings the important dream of a home of your own to reality, the selection of a plot and the choice of a plan are paramount considerations. The plan is the expression of the designer, but behind the plan are practical features and a know-how of building materials. There are benefits, too, that only an experienced architect can give you. A well-trained and competent professional advisor can make the best use of building materials so that wastage will be kept to a minimum. Only an architect can plan a house that makes your dollar stretch farthest in these days of high building costs. Mr. Cassens and his staff are among the leaders in the field of small home design.

Of greatest importance to you as a homebuilder is the fact that Mr. Cassens' plans are more than "paper" plans. The houses pictured in this book have been built again and again, and countless numbers of happy home-owners are his best testimonials. Naturally, all plans pictured on these pages are designed to meet F.H.A. standards. Due to climate or local customs, certain building codes and ordinances sometimes vary. Your own contractor will handle such minor changes, if they should be required in your particular community.

For all plans, a F.H.A. standard specification form is furnished by us, with all pertinent information filled in by the architect. These sheets will enable you to get financing for your house *at the lowest possible rate*. They will also prove to be time-savers for you. We send them to you so that you may use them as the basis of a contract with your builder or

A busy corner of the drafting room



These home interiors are taken from Plan No. 3334. Here, warm brick forms an unusual fireplace wall. Note the built-in bookshelves with cupboards below, a Cassens decorating bonus. (Interiors from Stackler & Frank, Builders)

contractor. If you do not require financing, or if you are doing your own building, they are still valuable because they specify the quality of important materials which will aid you immeasurably in dealing with your suppliers.

Complete lists showing exact quantities of all materials are not in your interest because they prevent you from taking advantage of local products which are often more economical to use and easier to obtain than those listed. The availability of materials from the point of view of quantity as well as quality may

(Continued on last text page)

Here's clever bedroom space utilization! This "planning-for-you" saves your furniture dollars with such built-ins. Sliding closet door means extra space, too.





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Honey of a Rambler

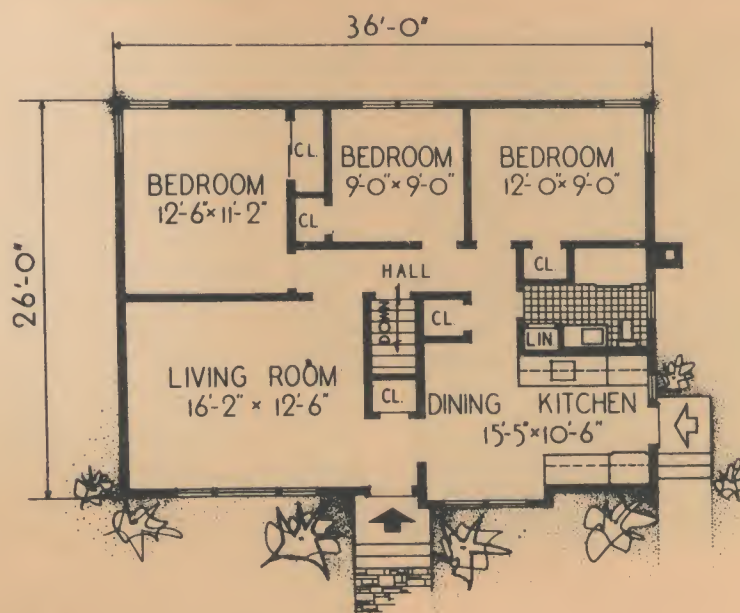
PLAN NO. 3301

This house can't be beat for warmth and space and comfort. It's the kind you're glad to make your own, with a trim elegance typical of good planning. The dining area adjacent to the compact kitchen is of "company" size, and allows for a variety of cozy furniture arrangements. Well suited to the growing family are the three bedrooms, and a double closet with sliding doors is a useful feature of the master bedroom. The large, pleasant living room was designed with clean, unbroken lines in mind, allowing for bet-

ter-than-average wall space, and, in keeping with the modern trend, it has a full-view picture window. The exterior takes on individuality due to the interesting combination of fieldstone, shingle, and vertical siding. A sheltering roof overhang runs the width of the house. Slender columns add grace and dignity to the front entrance, and the flower pot rack at the far end lends an interesting note of charm.

Overall Dimensions: 36' x 26'.

Square Feet: 936.





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When You Settle Down

PLAN NO. 3302

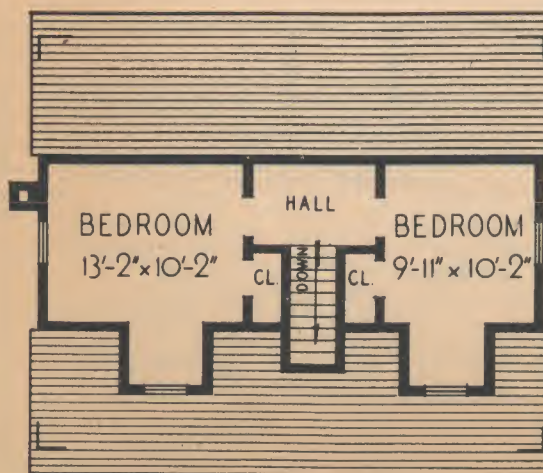
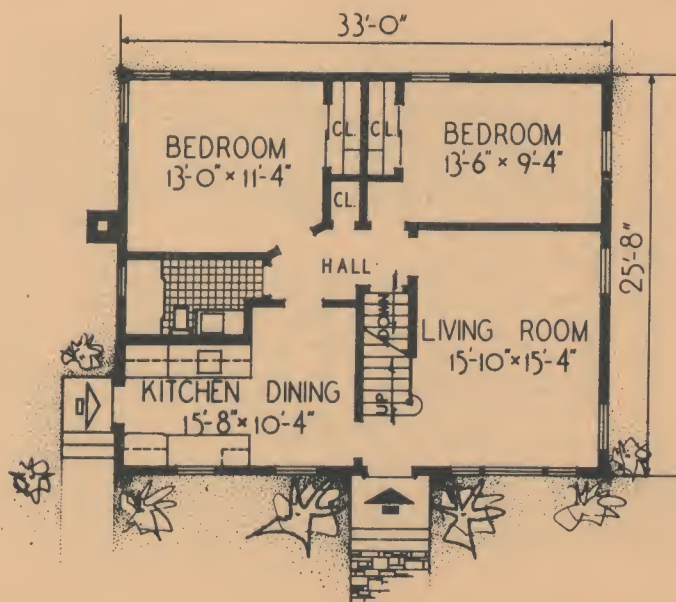
*House in the city, house in the town,
In this little house, you'll settle down.*

Yes, you'll be singing songs about this excellent two-bedroom house. It's made for a growing family because its expansion attic is a promise of wonderful things to come. There is a much-desired core hall, with waste space kept to a minimum, about which the whole house pivots. The ample bedrooms have easy, sliding door closets with built-in shelves, and two more bedrooms are planned upstairs. An attractive living room is almost square, and is made cap-

tivatingly bright by the two-window exposure on one side and the broad picture window facing front. The lovely kitchen combines with the dining room for good-sized convenience, but a curtain between can make company dinners formal and private at a moment's notice. Back-to-back plumbing greatly reduces building costs. Cozy, economical and livable, here is a house for the whole family to sing about.

Overall Dimensions: 33' x 25'8".

Square Feet: 836 (1st floor); 405 (2nd floor).





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Look-ahead House

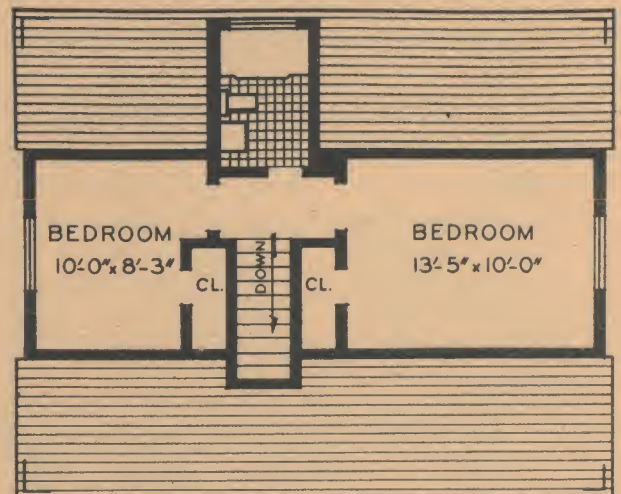
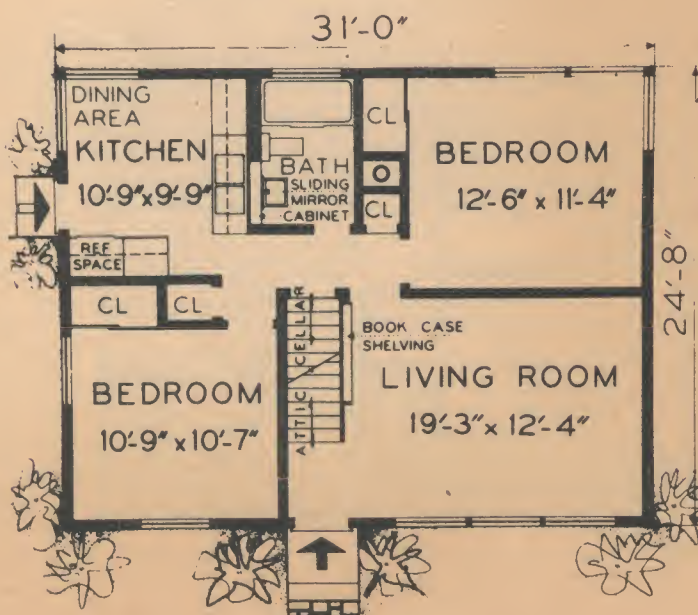
PLAN NO. 3303

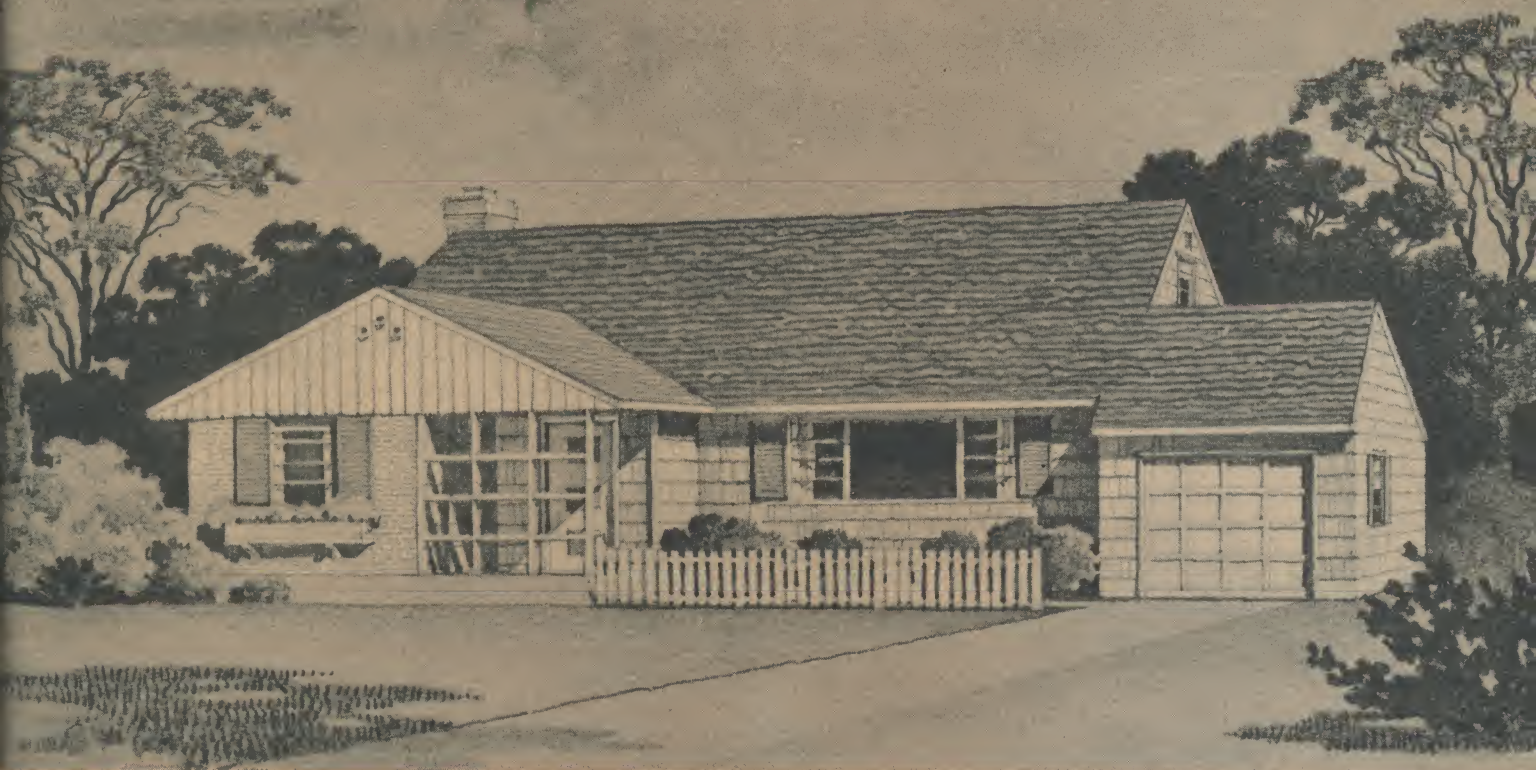
This is a house practical enough to suit your present requirements and to anticipate your future needs. Notice that the only area not devoted to the rooms is the minimum hallway which acts as the hub of the house. Off it lies the kitchen, so well constructed that even with the usual kitchen equipment there is sufficient room for unhampered freedom, as well as a cozy dining area. A feature of the bathroom is the sliding mirror that moves along a runner to disclose the bathroom cabinet built into the wall behind it. Both bed-

rooms have sliding door closets and double exposure windows. The larger-than-average living room has a wonderful picture window and bookcase shelving that is part of the construction of the house. The expansion attic will allow your house to grow with your family, for there is room for the addition of two more bedrooms or one bedroom and a playroom.

Overall Dimensions: 31' x 24'8".

Square Feet: 765 (1st floor); 350 (2nd floor).





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H-O-M-E spells Home

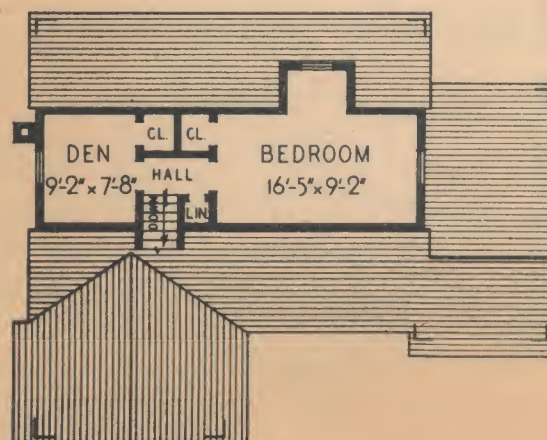
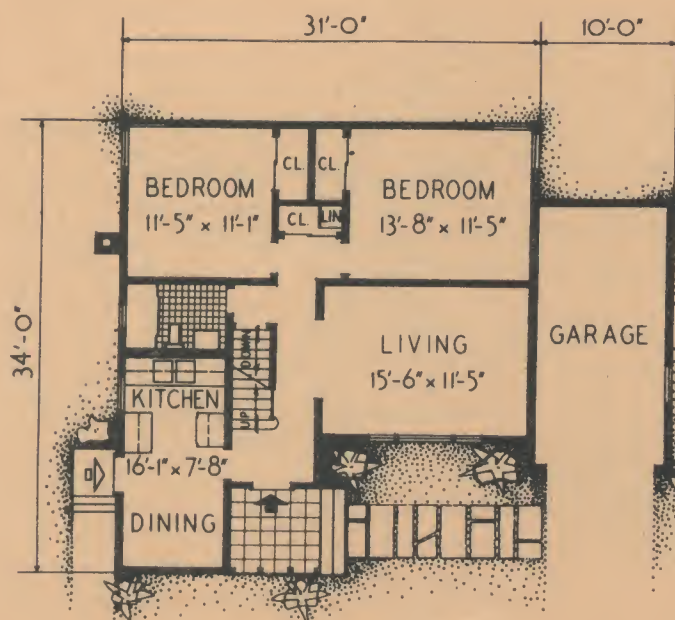
PLAN NO. 3304

A charming little picket fence, a flagstone walk, a strip of garden, and shutters on the windows, these are the things that help make a home. This is a place for a happy family. The large living room with picture window is a "natural" for joyful gatherings. There's plenty of wall space here, too, for creative furniture arrangement. Yes, it's the perfect room for perfect entertaining. Excellent is the word for the bedrooms, two of which are downstairs and one above. Notice the two corner windows and the large sliding door

closet in each of the lower chambers. The upper bedroom has a wonderful dormer window and runs over 16' in length. It's a swell room for Junior or Sis, not only because it's big enough for all their personal belongings, but because it's right across the hall from a wonderful den, which can also be used as a guest room. This attractive house is exactly what you want in a home.

Overall Dimensions: 31' x 34' (excl. garage).

Square Feet: 900 (1st floor); 330 (2nd floor).





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Hospitality Inside and Out

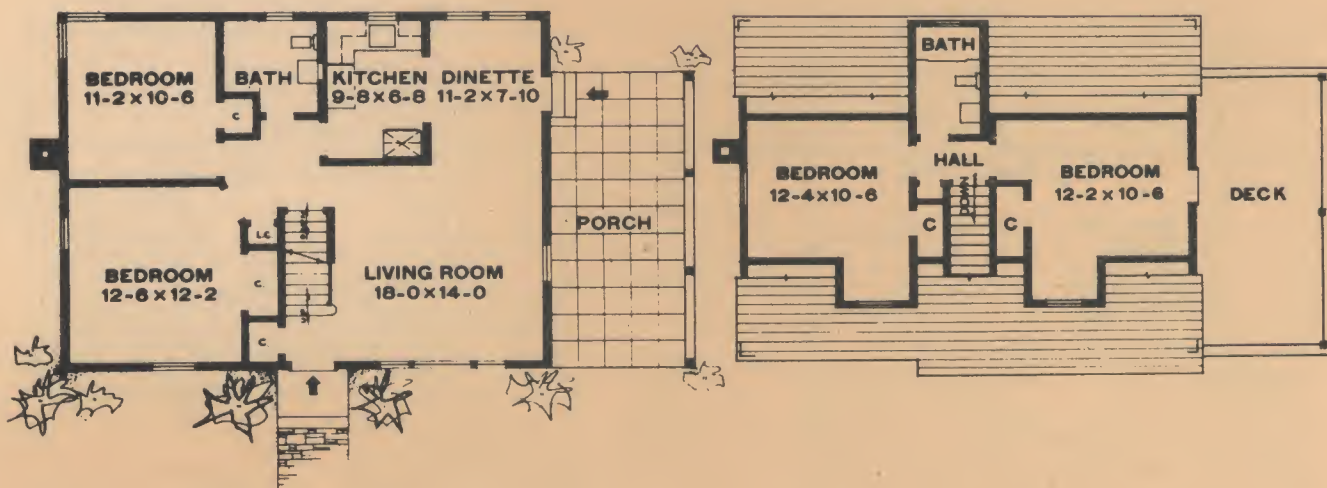
PLAN NO. 3305

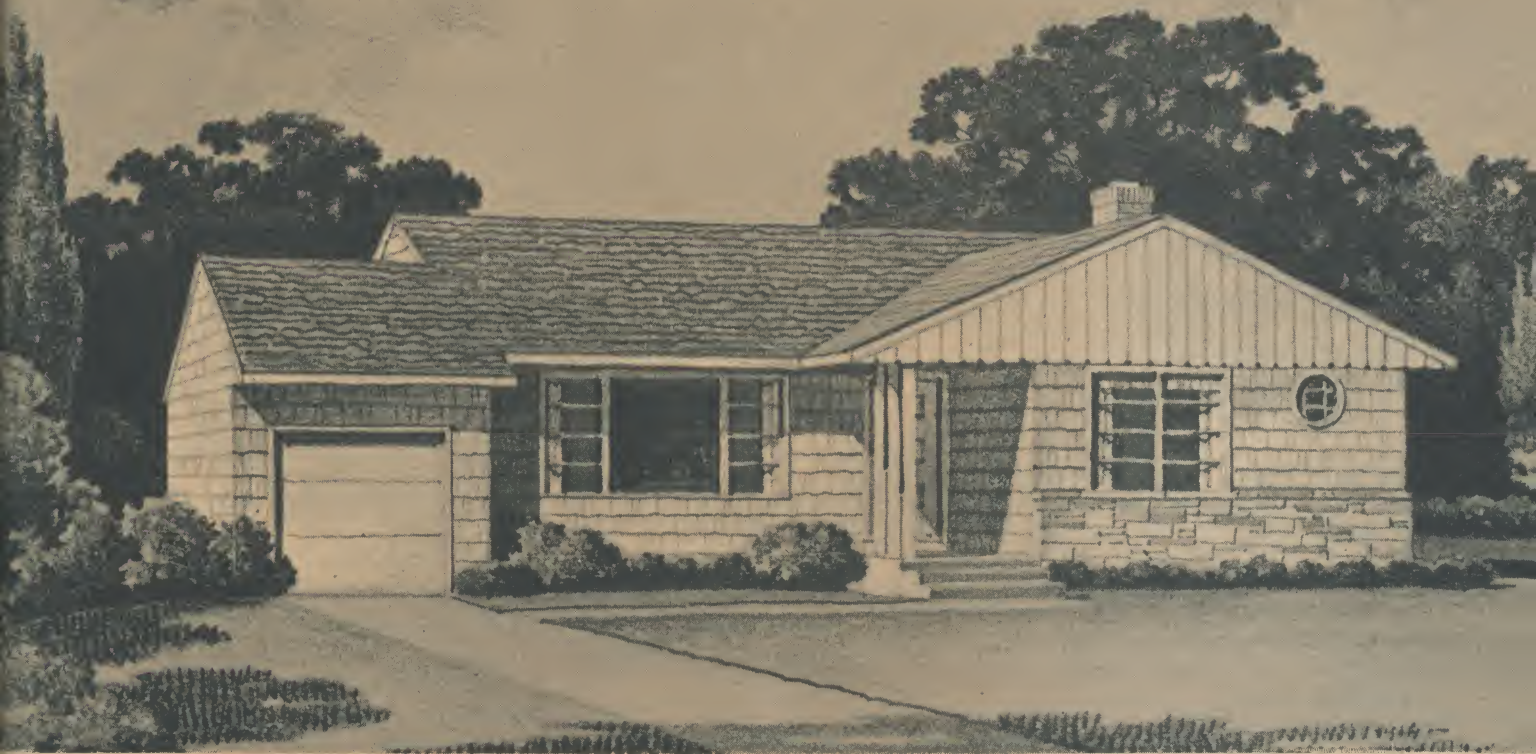
Here is a friendly house, filled with comfort for the family, and welcome for guests. Two extra bedrooms and another bathroom will be added on the future second floor and plenty of storage space to boot. The railed sundeck over the porch can be used sometimes as a sleeping porch on a hot summer night, perfect for the children's "stay all night" guests. The living room, graciously spacious, is made even larger by the dining ell that's just off the kitchen and cozy enough

for informal meals. It opens too to the covered porch, a much used outdoor room. Cross ventilation in each of the bedrooms makes for sleeping comfort and adds window charm outside. Two bedrooms now, or four in all when you need them, here is a house that can expand with your family.

Overall Dimensions: 44' x 25'.

Square Feet: 850 (1st floor); 470 (2nd floor).





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Well-planned and Trim

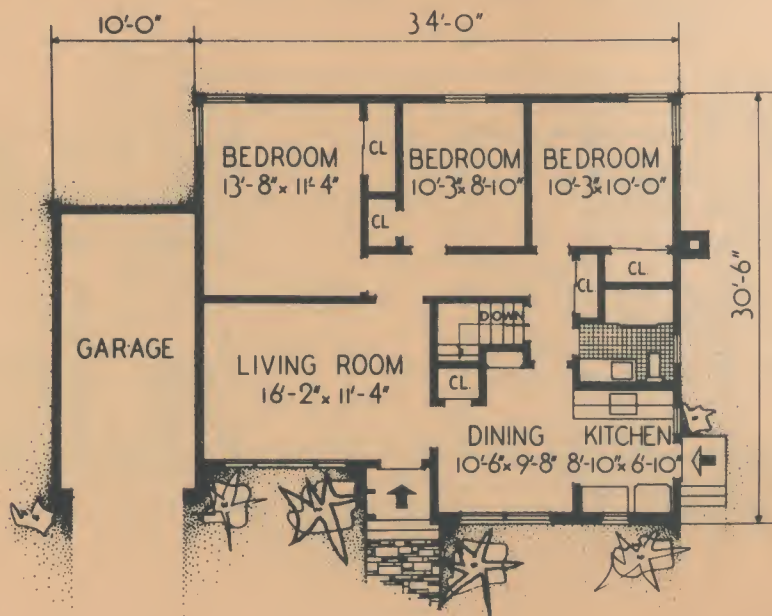
PLAN NO. 3306

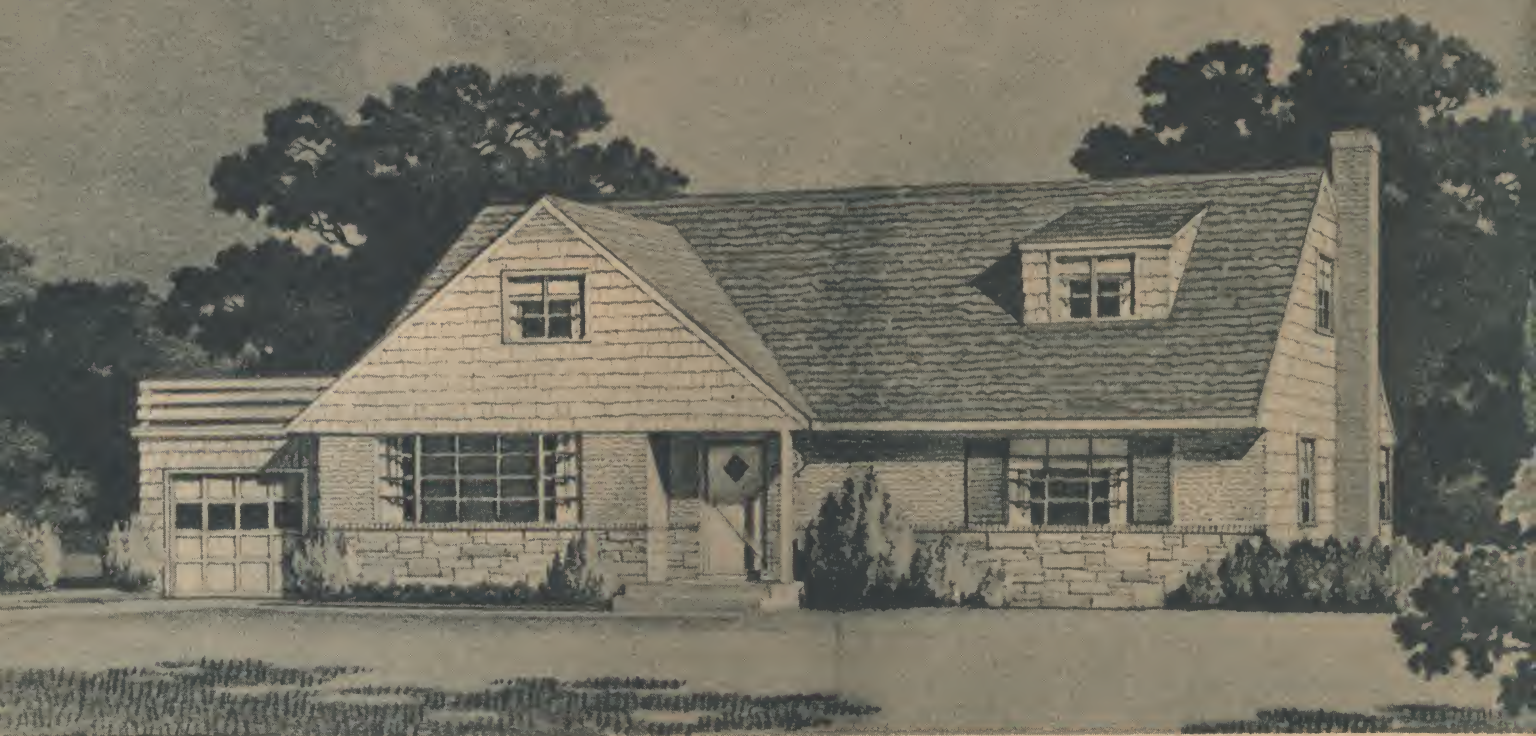
The interior of this ranch house is as well-planned as its trim exterior. But before entering observe the popular picture window that offers a clear, sweeping view of the spacious foreground. Notice, too, the way the gabled roof has been thoughtfully built to shelter the hospitable front entrance. To increase living pleasure, there is a generous dining room window that invites cheerful sunlight and fresh air. Moving indoors, the three bedrooms are privately located at the rear of the house, and two have adjacent corner

windows for maximum exposure. The compact kitchen has cross ventilation, and subjoins the full dining area to save wear and tear on mother's feet. Economy keynotes the back-to-back plumbing in the kitchen and bright, tiled floor bathroom. Last but not least, there is ample storage space in this simple yet charming home, which contains five roomy closets, three of which are walk-ins with easy sliding doors.

Overall Dimensions: 34' x 30'6" (excl. gar.).

Square Feet: 959.





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Expansion-minded Rambler

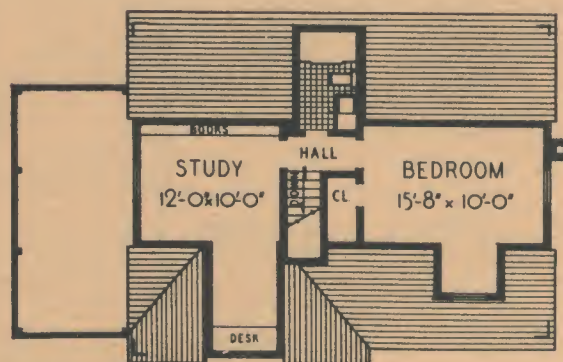
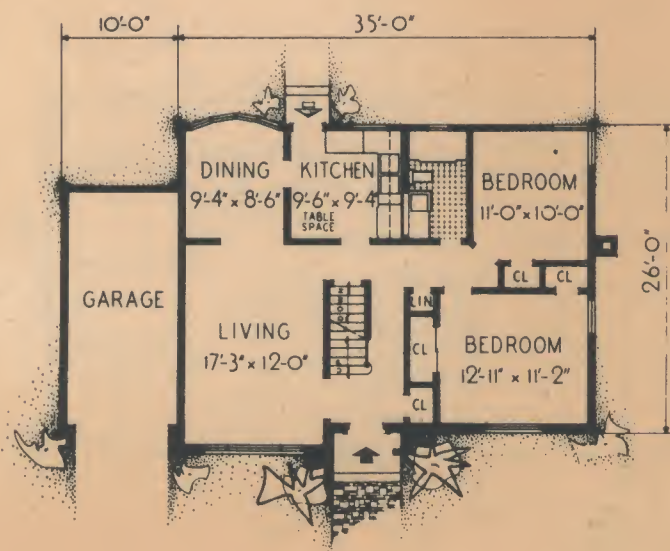
PLAN NO. 3307

If all you need is two bedrooms, your comfort-planned rambler is right here. There's a center hall plan for good circulation, offering complete privacy to the bedrooms and living area. That's a handsome living room with an economical, many-paned picture window at the front. Behind it, and convenient to the compact ultra-modern kitchen, there's a fairy-tale dining room, graced by a picture window bow. Five big closets help make tidying-up easy. When your

family has grown and extra space is needed, finish the two large bedrooms and second bathroom upstairs, and you'll add the bonus of super storage space. And don't miss the delightful sundeck over the attached garage for summer lounging. Today, tomorrow and always, here is a family favorite.

Overall Dimensions: 35' x 28' (excl. gar.).

Square Feet: 936 (1st floor); 525 (2nd floor).





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Ranch House Step-Saver

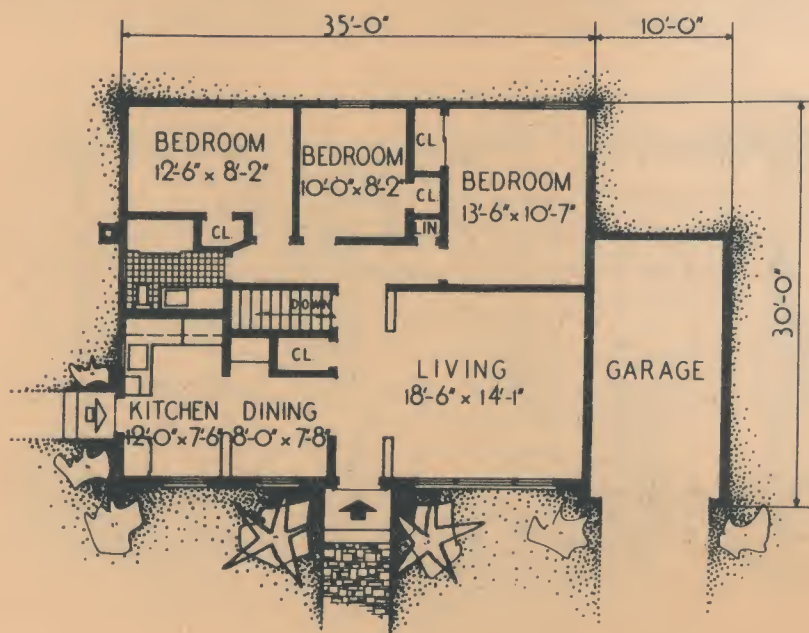
PLAN NO. 3308

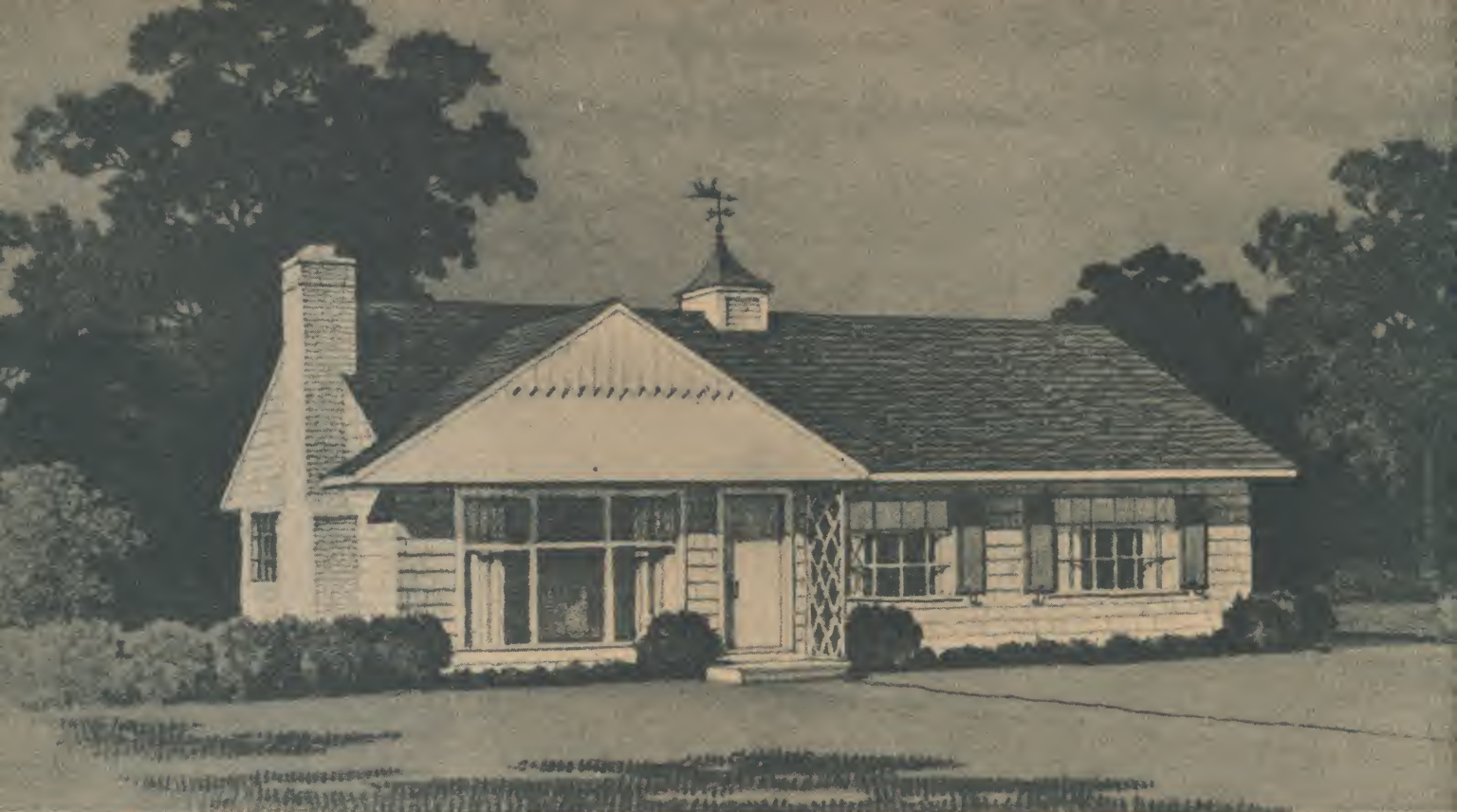
There isn't an inch of waste space in this compact house, even though the long, low outside lines indicate that it's much larger than it seems. Mother will welcome the convenient kitchen, bright and cheery with cross ventilation, and at the front for easy access to entry and service yard. The dining room is a joy, too, not so large that it adds a clean-up burden, but with plenty of space for family and formal dinners. Although the living room is large, waist-high

bookshelves which serve to set it off from the foyer give the aspect of even more space, and the stunning picture window brings the charm of the outdoors in. At the back, and assured of privacy by the minimum hall, there are three good-sized bedrooms where the most has been made of every bit of space for comfort and convenience.

Overall Dimensions: 35' x 28'6" (excl. gar.).

Square Feet: 1015.





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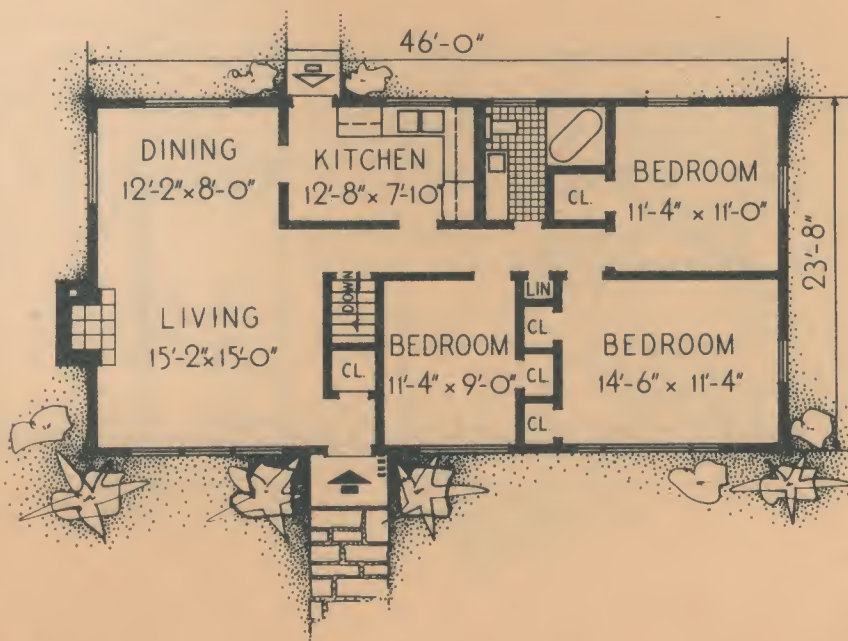
Overall Comfort

PLAN NO. 3309

A real home—solid, compact and imaginative. From its wide picture windows to the functional weather-vane the exterior boasts of intimate and attractive comfort. The roof overhang and the trellis at the door are two of the touches which indicate the attention to detail that has gone into the creation of this house. Inside, too, every detail for good living comfort is provided. The living room by itself is a huge square with a hospitable fireplace, but combined with the adjoining dining room it takes on unusual depth. Three wonderful windows make this a luxuriously

bright and pleasant area. Three bedrooms are further proof of careful planning. For instance, one has double exposure and a walk-in closet. Another, the master chamber, with two roomy closets and a large picture window, has double exposure as well. A final touch is the kitchen, neat as a pin and as perfectly designed. You owe it to yourself to become better acquainted with this house.

Overall Dimensions: 46' x 23'8".
Square Feet: 1088.





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Simple Elegance

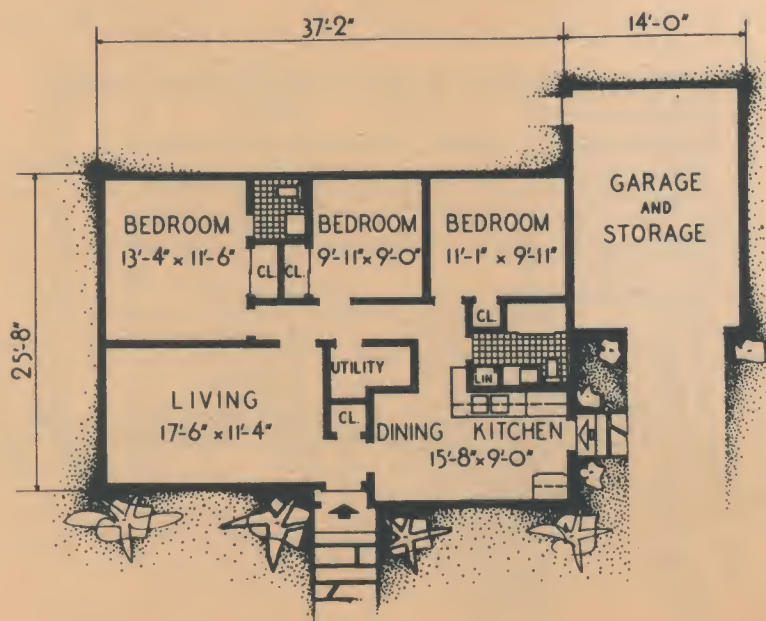
PLAN NO. 3310

The warmth and charm of the living room picture window, bordered by a long, attractive flower box, sets the mood of this house. There is no unnecessary gingerbread to spoil the clean and simple lines of its exterior. And inside, the practical aspects of the layout match the beauty of its outside. The entire rear half of the house is reserved for the sleeping quarters designed with airy comfort in mind. A sliding door closet and its own tiled lavatory are two admirable features of the master bedroom. Minimum hall space convenient to the utility room means extra living

space all 'round for the family. Another asset, from the point of view of economy, is the back-to-back plumbing of the tiled, full bathroom and kitchen. The combined dining and kitchen area is almost 16' long x 9' in width, and is made bright and sunny by a set of double windows on one side, and, on the other, by the windowed kitchen door. General storage space is available in the garage, which has a convenient entrance from the rear yard.

Overall Dimensions: 37'2" x 25'8" (excl. garage).

Square Feet: 990.





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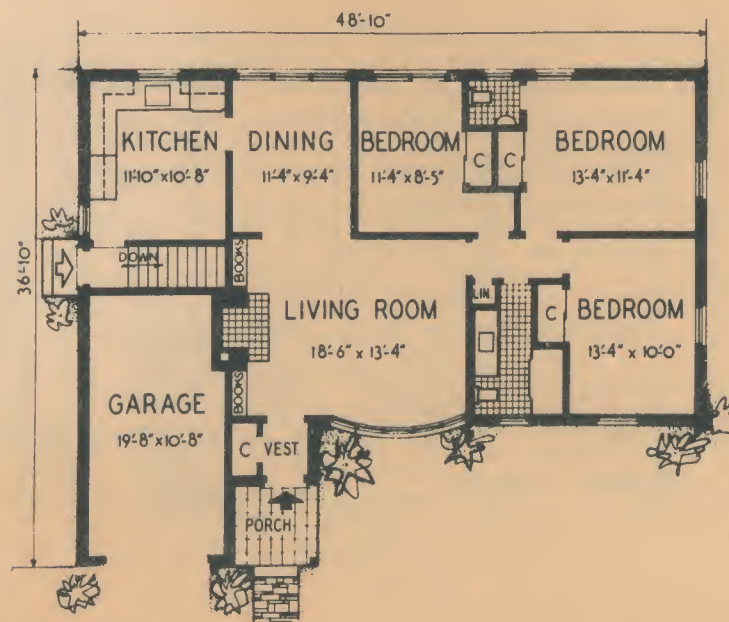
Perfect in Every Detail

PLAN NO. 3311

At last, here is a house where space is utilized by the living quarters to the nth degree. The compact way the rooms are arranged is a triumph of architectural design. Corner location and two bright exposures, the snug utilitarian arrangement, the L, large enough for family breakfasting, make the kitchen a housewife's delight. Highlighting the dining room is a window wall, which extends its benefits to the large and interesting living room. Notice here the fine fireplace with its broad, tiled hearth and elegant built-in bookcases. Originality is added by the graceful curve of the bay

window. The bedrooms are functional masterpieces, each with a maximum of closet space, designed in the modern manner. There is a private lavatory for the master bedroom, and available to the entire house is a tiled, full bathroom. A roomy garage completes the efficiency of the overall layout with plenty of tool storage. For those who seek perfection of detail, this is it.

Overall Dimensions: 48'10" x 36'10".
Square Feet: 1360.





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Meets Today's High Standards

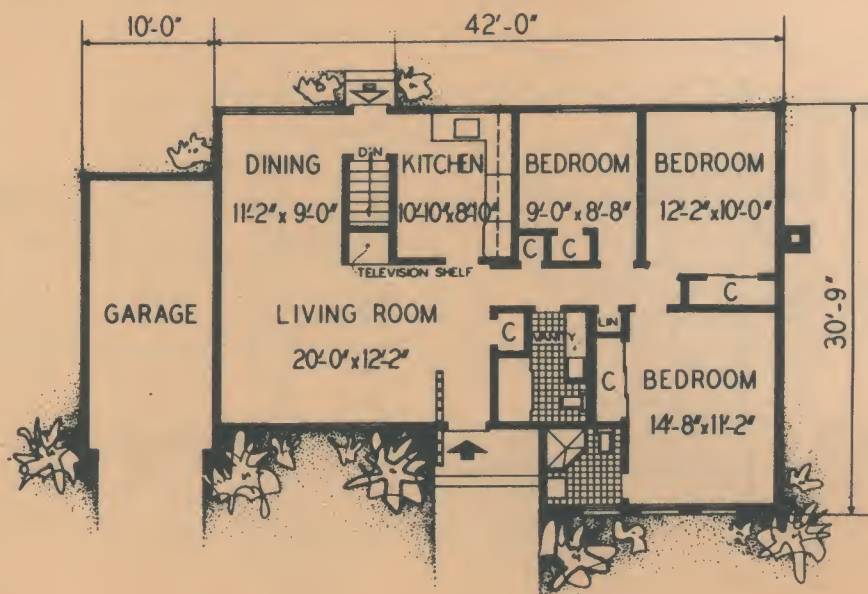
PLAN NO. 3312

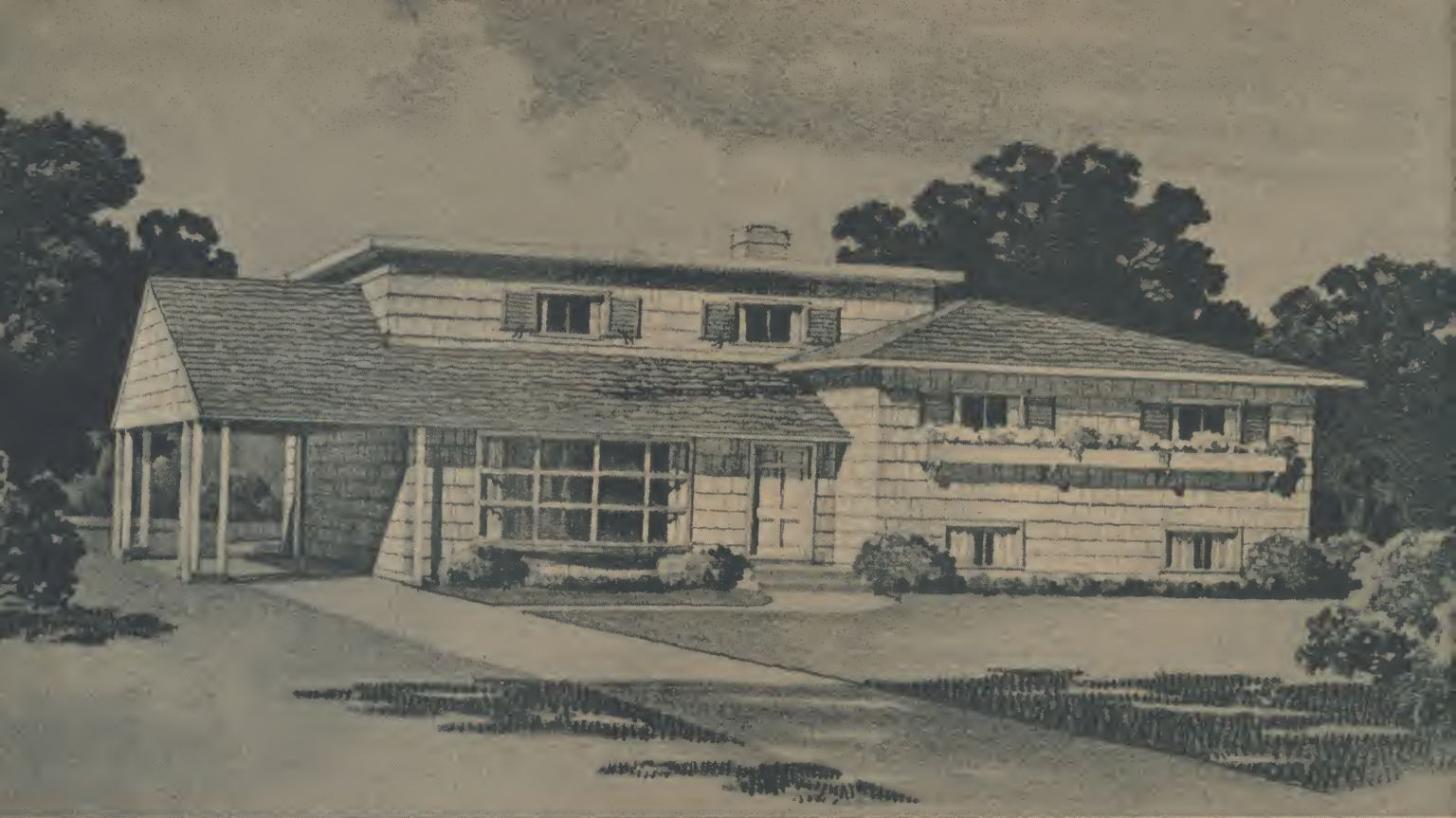
The young in heart will find this home the gateway-to modern living. The built-in television shelf in the living room, the vanity in one of the two tiled bathrooms, and the large sliding-door closets in two of the three bedrooms are indicative of how well this house was planned to meet to-day's high standards. The living and dining rooms blend with one another borrowing space from each. A brief partition, extending from the front entrance, forms a vestibule which acts as a protective barrier against drafts from the

doorway. The master bedroom has three airy windows, and its own stall-showered lavatory. A complete unit, the kitchen has room for an ample breakfast nook. Noteworthy throughout the house is the fine wall space which offers wonderful possibilities for home decorators. Truly, this is the place for the up-to-the-minute family because it is here that the present and future happily come together.

Overall Dimensions: 42' x 30'9" (excl. garage).

Square Feet: 1230.





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A Style of its Own

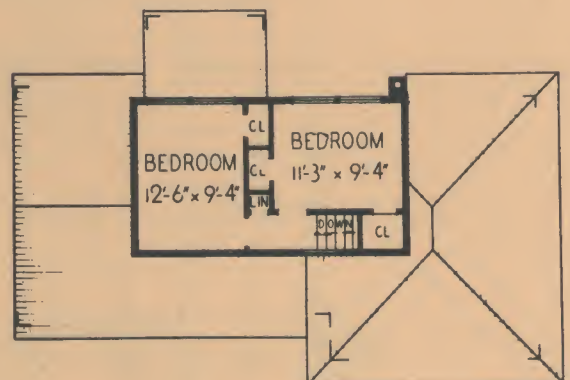
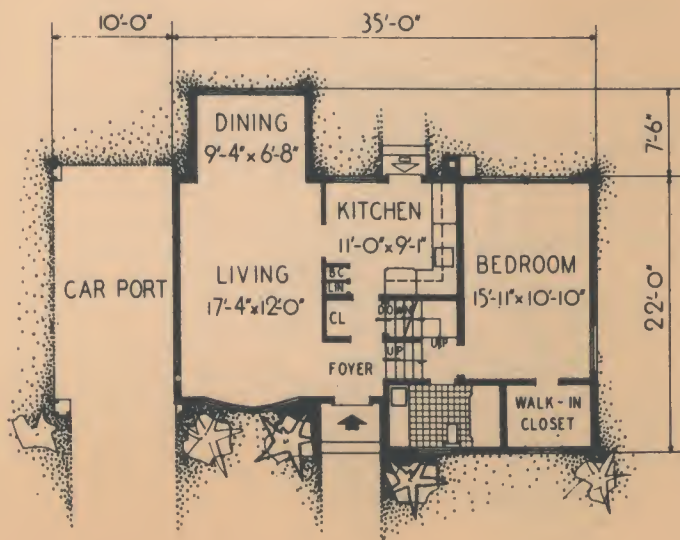
PLAN NO. 3313

Here is a house with a distinctive style of its own. The long, slender columns of the car port and the majestic bay window, shaded by the wide, shingled overhang, present a picture of simple elegance. The clean, modern lines of the straight-edged, flat roof add dramatic effect to the top level windows. Adjoining the "downstairs" master chamber, with its huge, walk-in closet, is a large, tiled, full bathroom. The living room and connecting dining room run the full depth of the house, providing wonderfully airy cross

ventilation, a further half-flight down. A sunny breakfast nook can easily be built into the corner alcove of the compact utility kitchen. Below the master bedroom, is the economical partial cellar. This house combines the best features of the traditional past with the most striking ideas for present day living, in a truly unusual split-level plan.

Overall Dimensions: 35' x 29'6".

Square Feet: 788 (1st floor); 314 (attic floor).





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With a Homey Effect

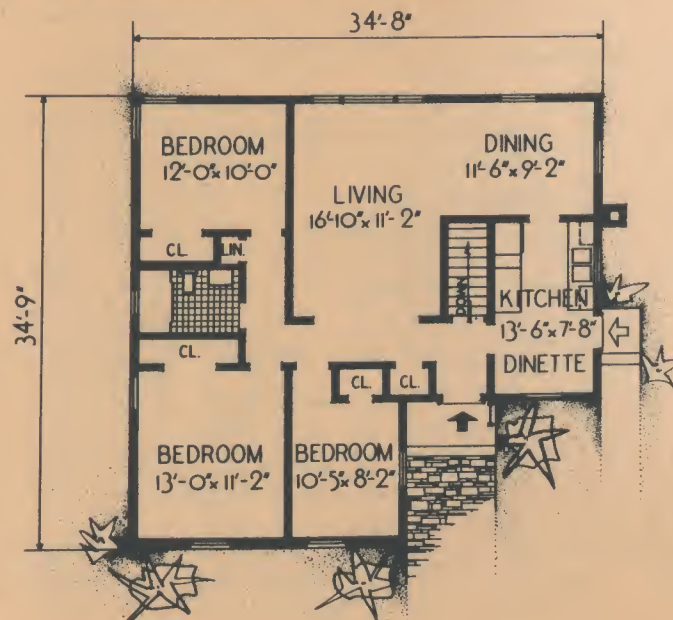
PLAN NO. 3314

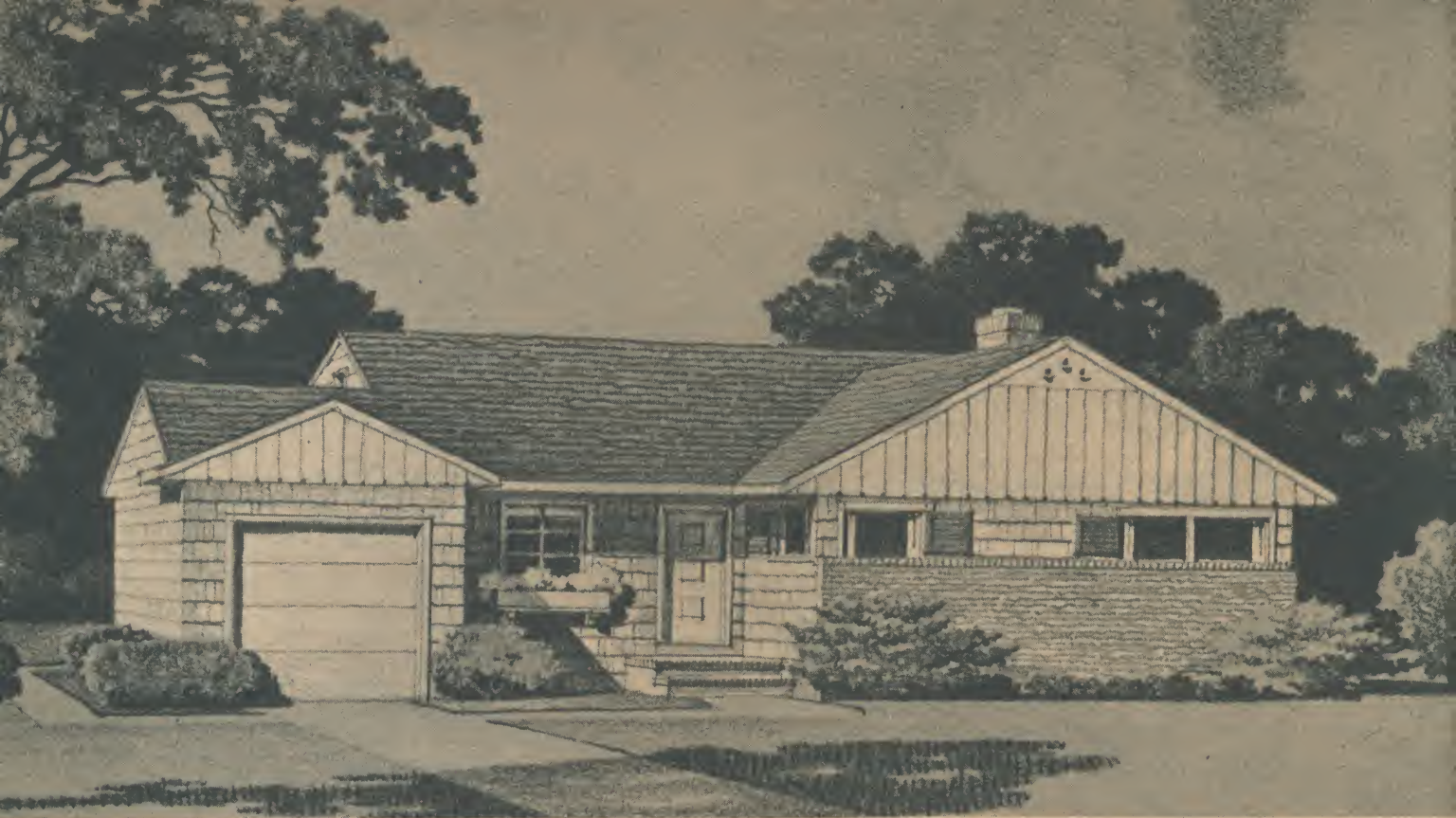
Perhaps you will find what you are looking for in this one-story house. The deep roof overhang and the well-spaced windows, emphasized by attractive shutters, create a warm, homey effect. Inside you find that the utmost advantage has been taken of all available space so that the rooms are all good sized and attractively laid out. Three breezy bedrooms, each with two windows affording cross ventilation, are grouped around a large, tiled, full bathroom. Adjoining each other, the living and dining rooms

(with a garden view) present a sweeping expanse from either direction. Conveniently lying between the dining room and dinette, the shipshape kitchen services either with equal ease. A flagstone walk outside, a well-filled window flower box, bushes, shrubs, perhaps even trees, and the finishing touches are accomplished. Thus the intimate charm of this practical house provides the essence of good family living.

Overall Dimensions: 34'8" x 34'9".

Square Feet: 1042.





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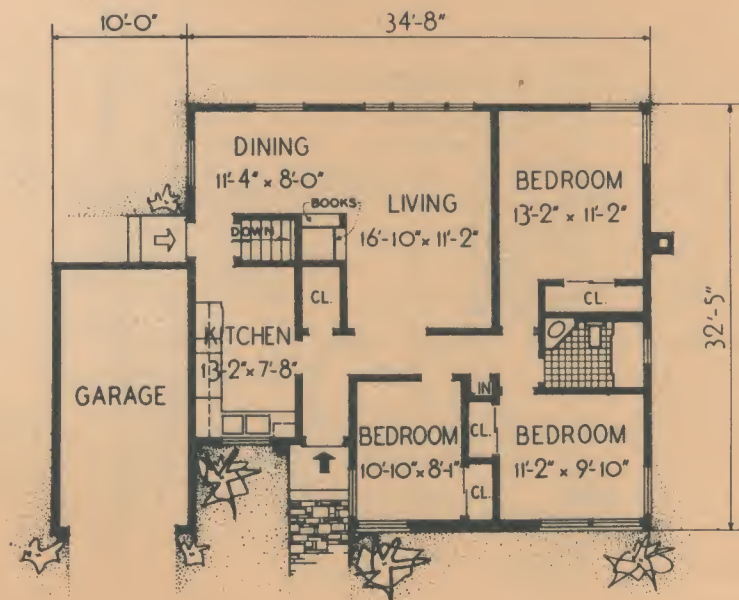
A "Natural" for Suburbanites

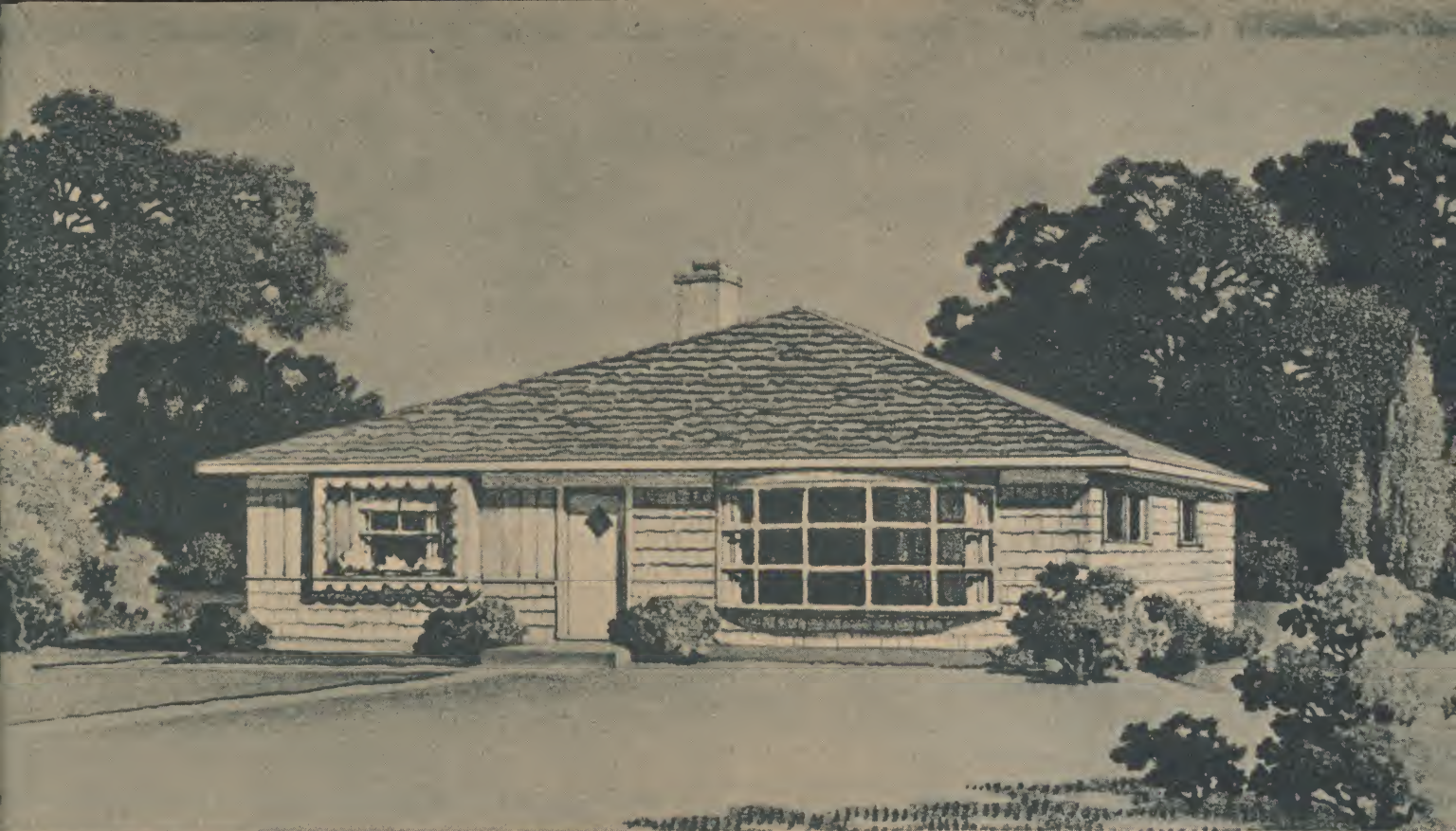
PLAN NO. 3315

Here is a natural home for gracious suburban living. Its popular ranch style structure shows off to advantage in either town or country. Especially designed for Mr. and Mrs. Average American, this charming rambler, with garage attached, is an outstanding investment value. Well away from the generally busy living quarters are three comfortable bedrooms, each with airy corner windows and a large, built-in closet with sliding doors. The dining and living rooms unite to form an L, and are enhanced by a clever arrange-

ment of corner bookcases, which help to create one unit of these two rooms. The kitchen with a corner for snacks, is made bright and cheerful by a posy-filled flower box just outside its window, and lacks nothing in the way of labor and time saving devices. From the point of view of economy, appearance, and utility, this is the perfect house for you.

Overall Dimensions: 34'8" x 32'8" (excl. gar.),
Square Feet: 1045.





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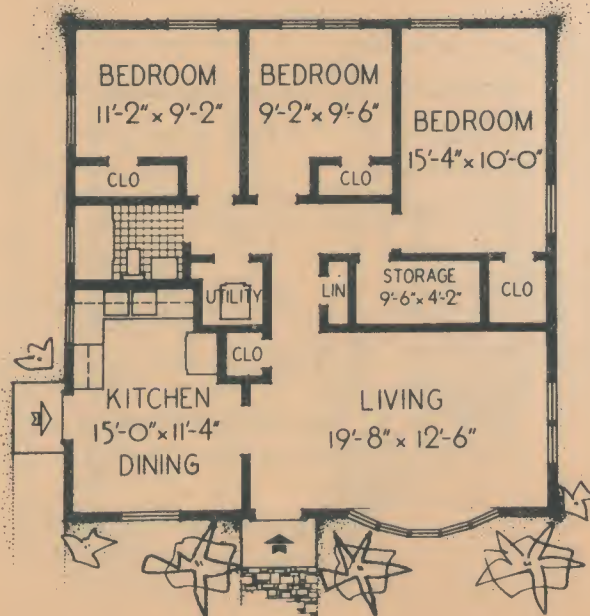
A Real Dream House

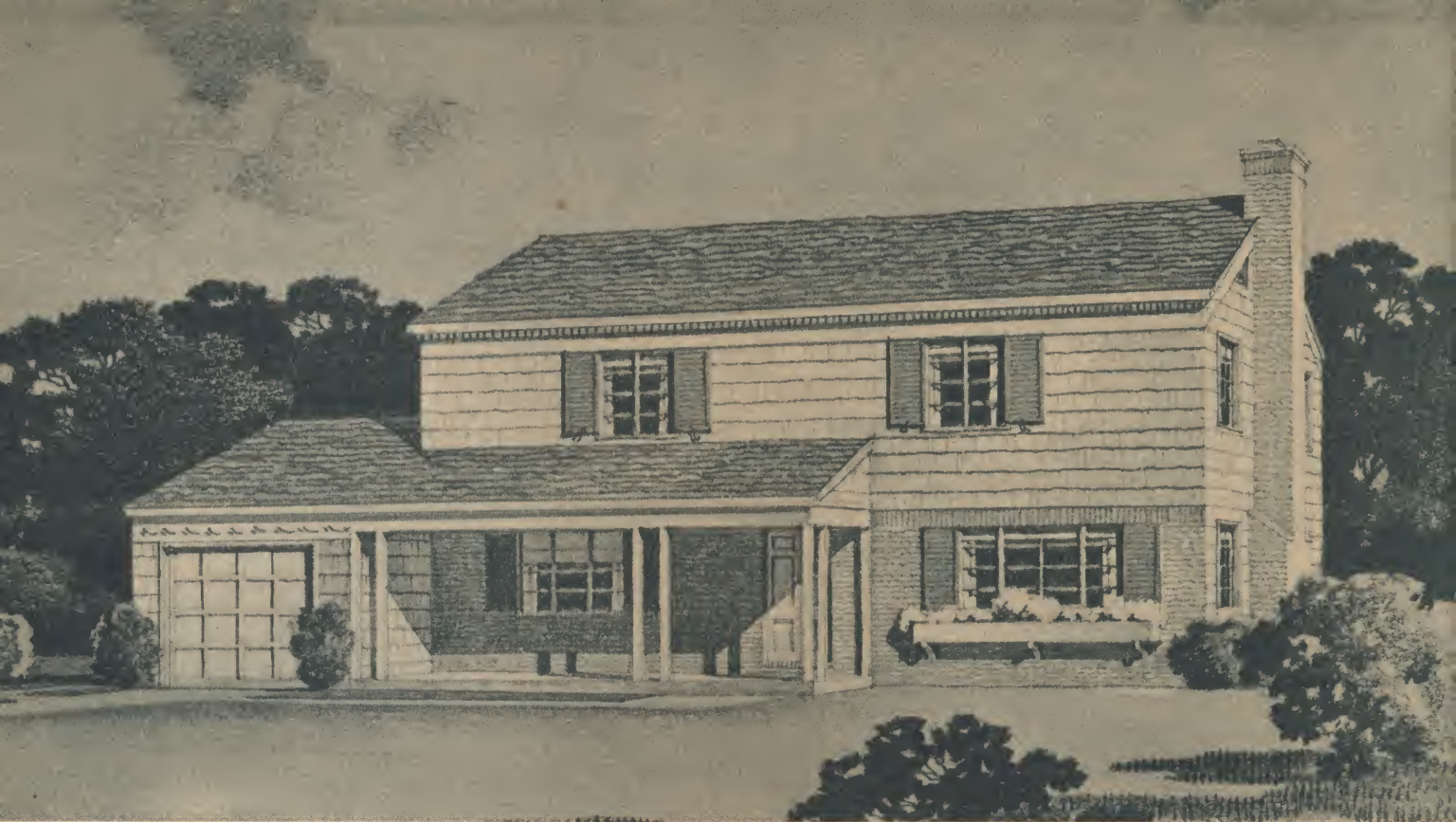
PLAN NO. 3316

This house has the air of a dream cottage. The scalloped edges of the frame about the dining room window, the simple door with its diamond-shaped cut-out, the loveliness of the enormous bay window, even the "pyramid" hip of the roof, with its perky chimney, add charming illusion to the reality of this home. On a practical note, the inside features extremely large closets, and the problem of storage is solved by a sizeable storage closet, as well as putaway space in the utility room. In the hallway and convenient to

three airy bedrooms is a roomy, tiled, full bathroom. The combined kitchen and dining room give a breadth and depth of better than average proportions. Splendid is the word for the living room, with its magnificent sweep and luxurious double exposures. But why dream about this house when it's yours for the asking.

Overall Dimensions: 32' x 33'4".
Square Feet: 1066.





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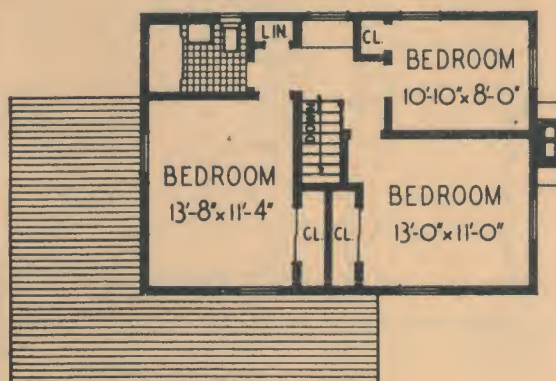
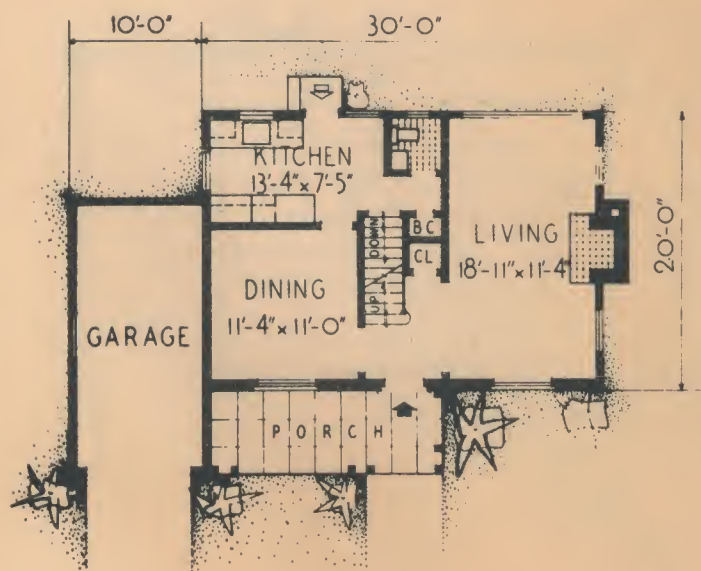
New England Charm

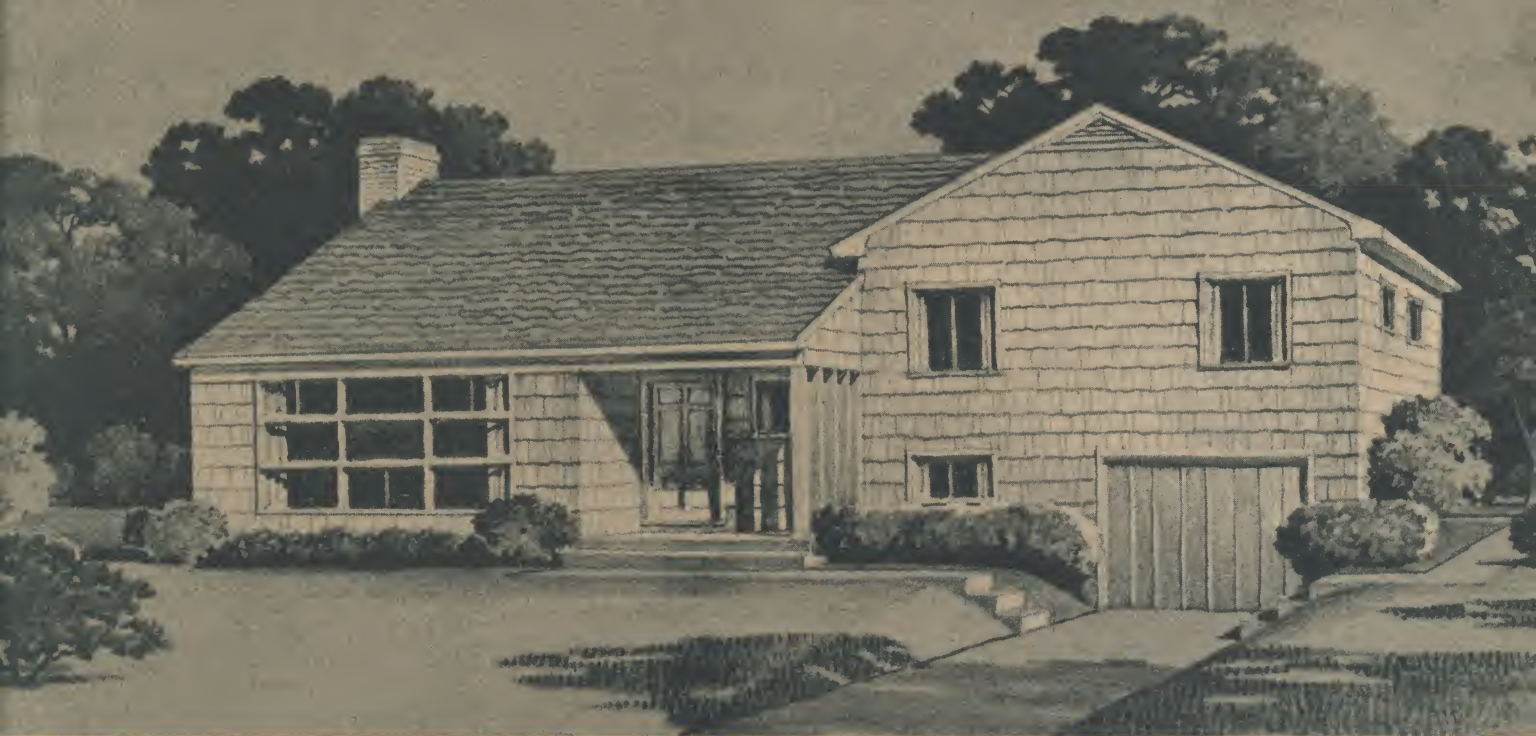
PLAN NO. 3319

The flavor of New England is embodied in this outstanding two-story home. Built of shingle and brick with shuttered windows and a columned entrance porch, it is ideal for those who prefer separate floors for living and sleeping. On the lower level there is a living room which runs the depth of the house. There is a feeling of spacious freedom in this room with its many magnificent windows, one of which stretches from wall to wall. The huge fireplace is strategically located for comfort and warmth. A dining room,

kitchen, and convenient service washroom, complete the pleasant area devoted to the living quarters. Upstairs, there is a tiled, full bathroom. Each of the bedrooms has two sunny windows, and two of the bedrooms contain roomy, double closets with sliding doors. Neat as a pin, this house has the simplicity and charm of traditional New England.

Overall Dimensions: 30' x 20' (excl. garage).
Square Feet: 600 (1st floor); 600 2nd floor).





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Stagger-plan Adaptability

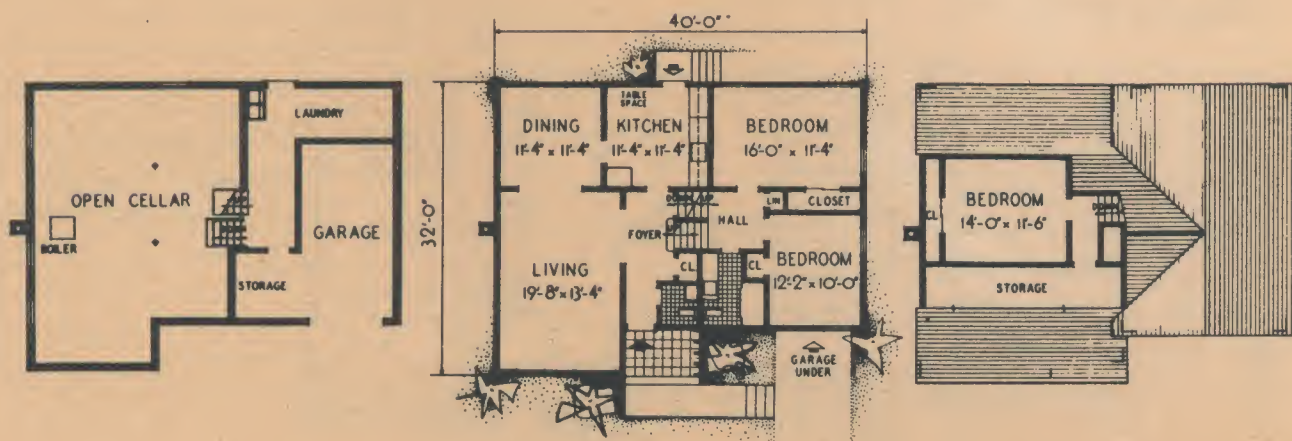
PLAN NO. 3320

Here is the answer to expansion in the split-level house, and the answer is "Yes". Outside there's a clean, trim look to this house enhanced by the enormous picture window at the front. Clever planning adds luxury extras like the powder room, just at the front hall, economically "back-to-back" with the bathroom on the bedroom level. That's a real wardrobe closet with sliding doors in the airy master bedroom, and there's cross ventilation in the second bedroom, as well. The third bedroom, another half

flight up, is a large family bonus, a comfortable room with super closet space and, on this level, plenty of family storage too. The "built-in" garage, economically provided at very little cost, still allows plenty of utility and storage in the basement. Just a half flight up, the living-dining-kitchen level makes the most of privacy and comfort using the best of today's planning on a practical scale.

Overall Dimensions: 40' x 32'.

Square Feet: 1150 (excl. attic).





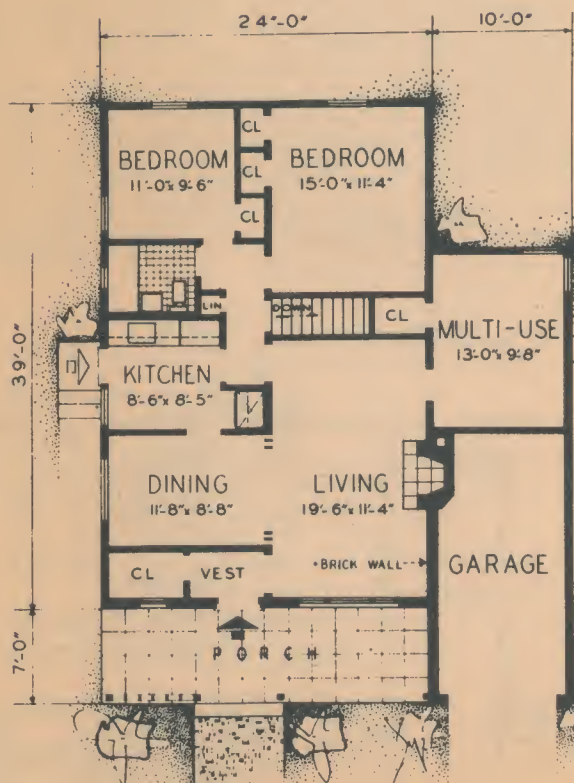
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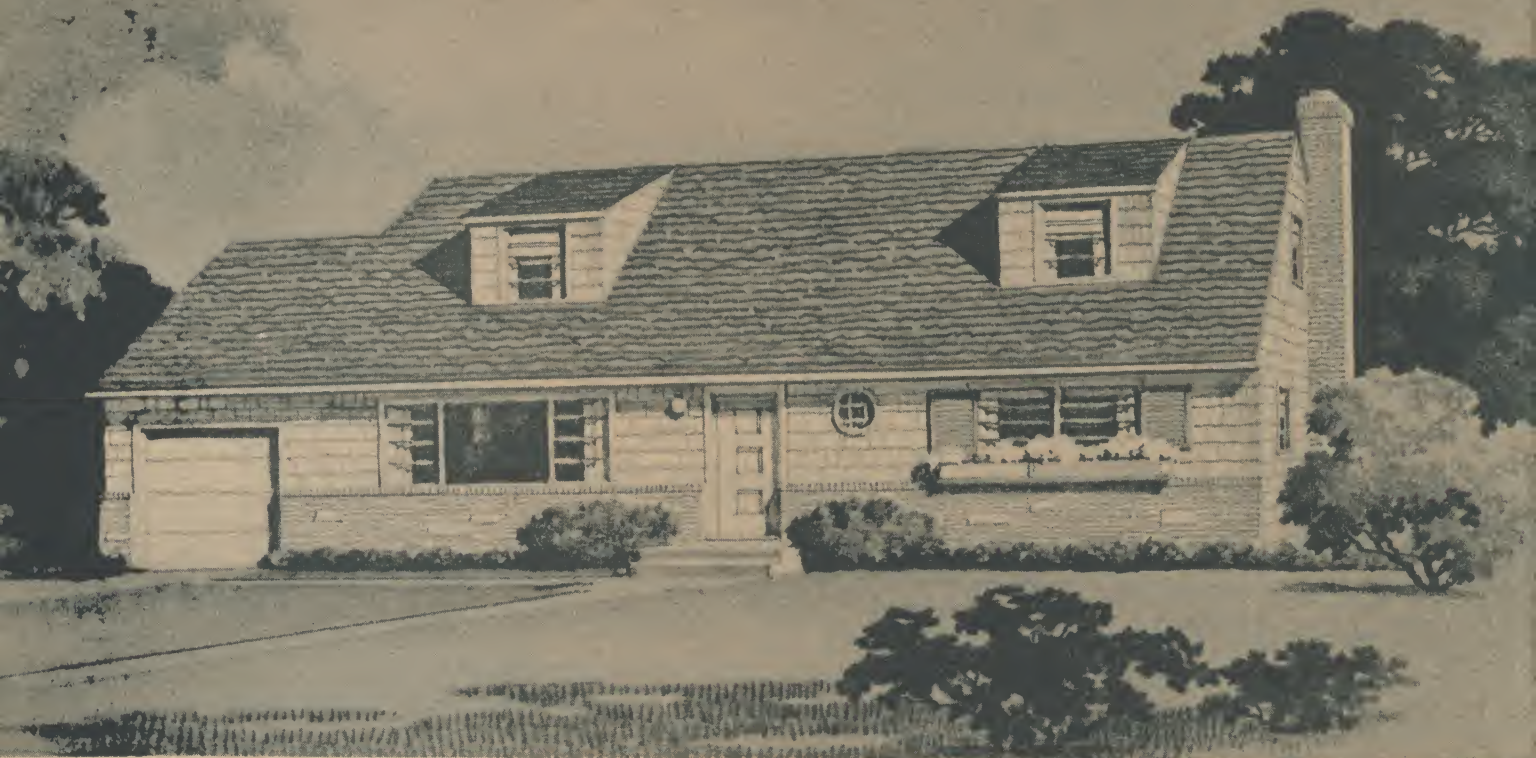
Home Sweet Home at First Glance

PLAN NO. 3322

Here is a perfect home for a narrow lot, this house fronted by a 7' x 24' brick-floored porch and shaded by a roof overhang. Its vine-covered trellis adds simple dignity. A long flower box emphasizes the breadth of an interesting picture window. Entering the vestibule, we find a large closet on the left, which is more than adequate for the coats of friends and family. Notice the tiled fireplace in the living room, which accents the coziness of the dining room too, due to the fact that both rooms can be thrown together as a result of the well-planned layout. One of the unusual features of this charming home is the multi-use room, whose purpose can be decided upon by the needs of the household. Guest room, library, den, playroom, the choice is your own.

Overall Dimensions: 34' x 46', incl.
multi-use rm. and gar.
Square Feet: 1420.





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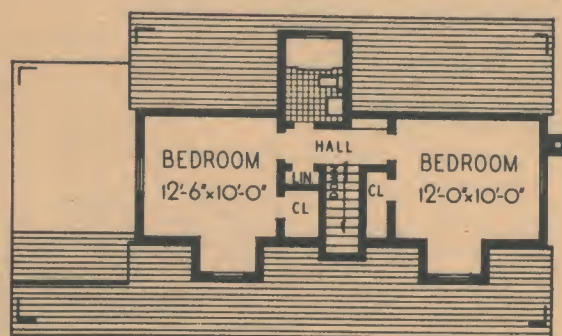
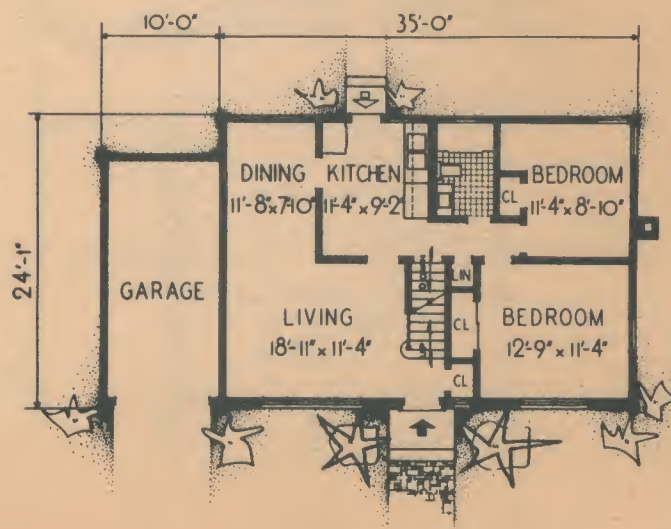
Shipshape and Expandable

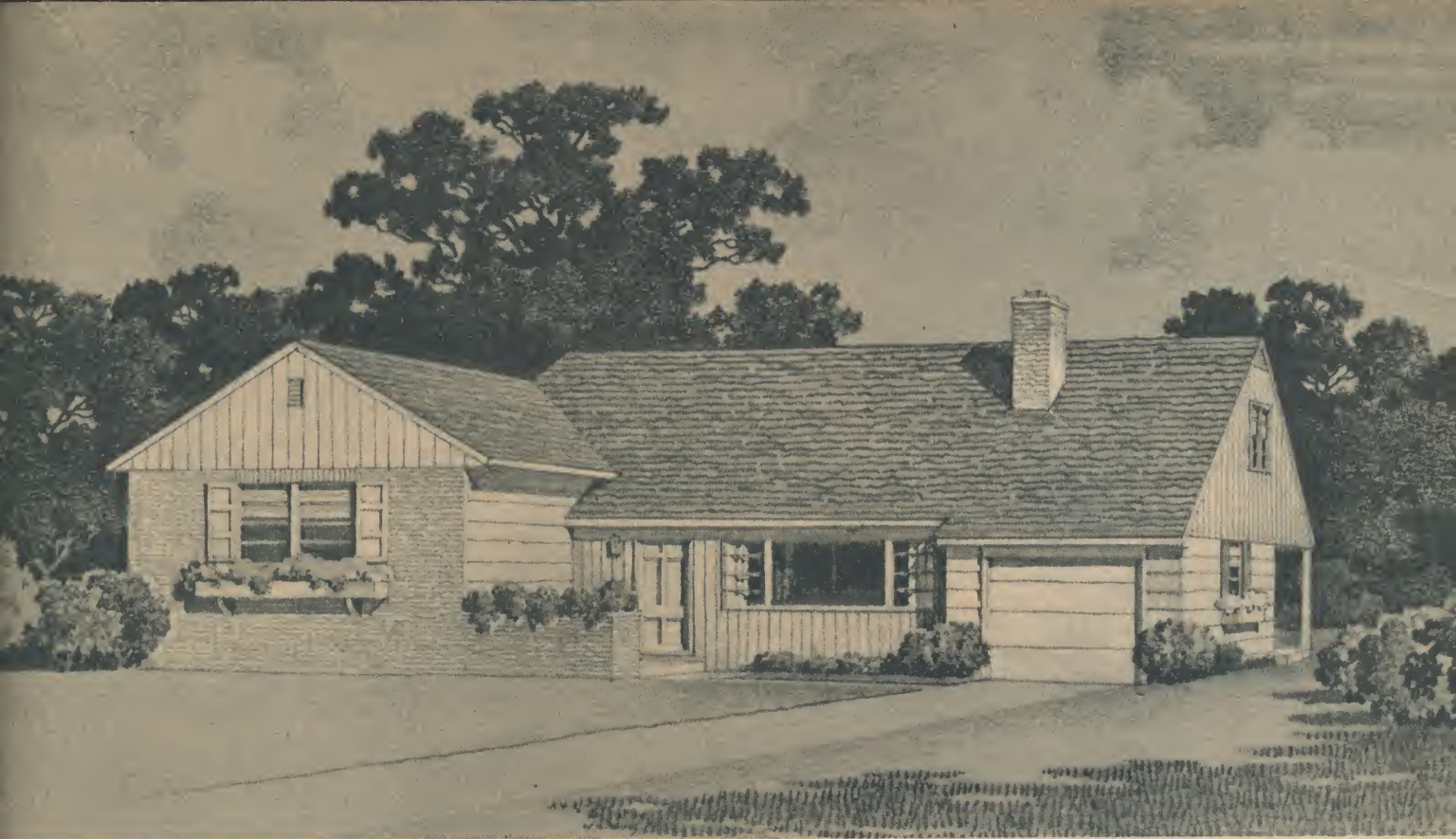
PLAN NO. 3323

A trim home is always a delight, and this two bedroom house with expansion attic, charming window flower box, and cheerful, lamplighted entrance is just that—a sheer delight! The L-shaped, adjoining living and dining rooms are of excellent dimensions, and the long span of wall space suggests many wonderful additions such as a fireplace or attractive, built-in book shelves. The back-to-back plumbing of the full-sized, tiled bathroom and kitchen is an important point of economy. Each bedroom gets more than its

share of sunlight and air; corner windows in back and cross ventilation in front. Added details worth noting: the lovely picture window in the living room, the rear entrance leading directly into the kitchen, the possibility of a breakfast nook in a kitchen corner and 2 additional bedrooms and bath upstairs. Trim and shipshape? Aye aye, sir!

Overall Dimensions: 35' x 24'1" (excl. gar.).
Square Feet: 840 (1st floor); 460 (2nd floor).





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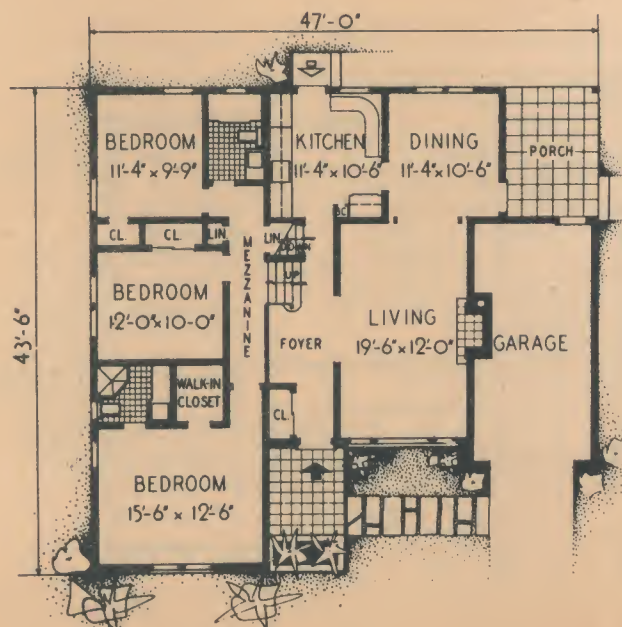
One-level Stagger Plan

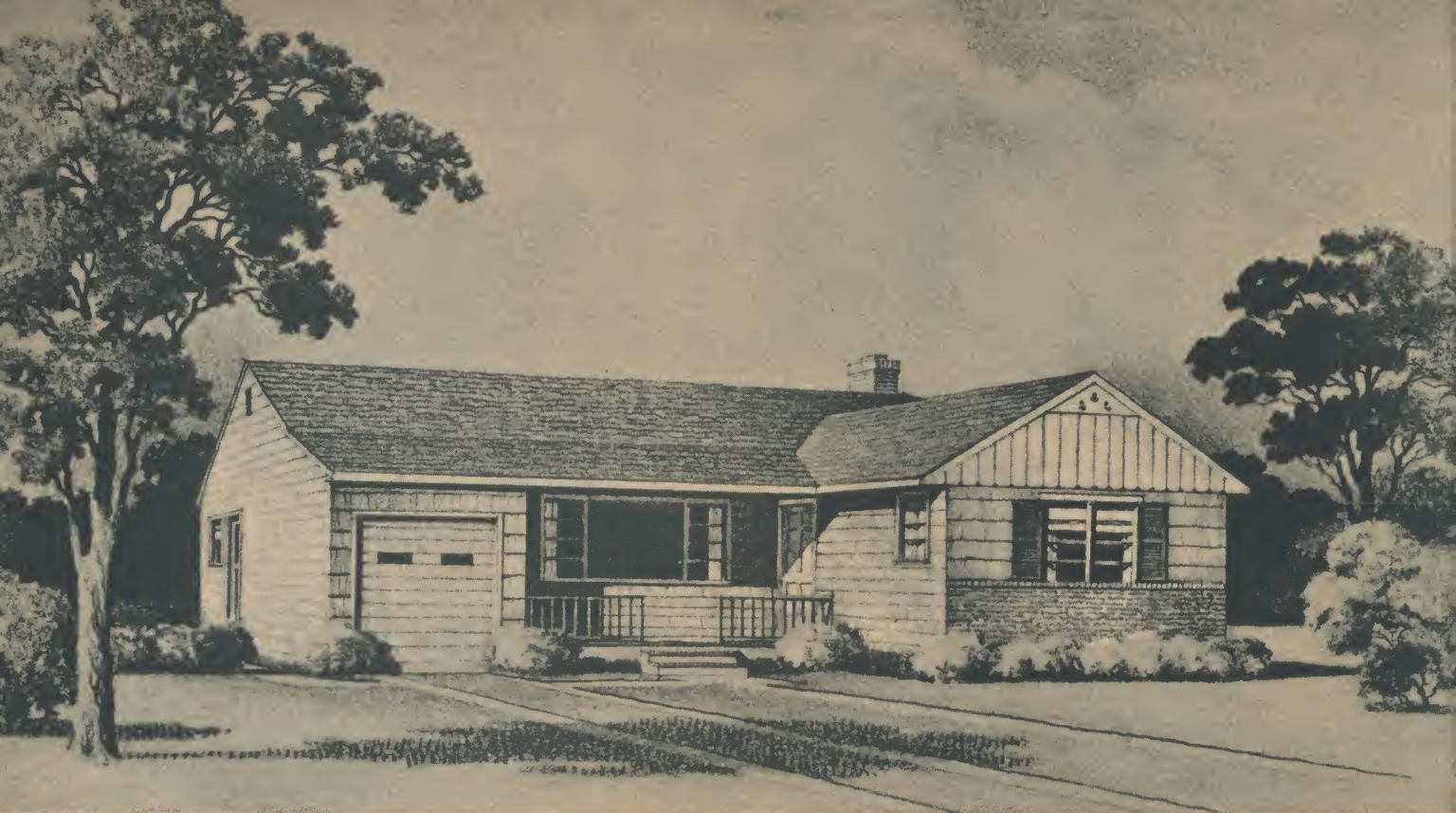
PLAN NO. 3324

Here's something brand new in split-level design, for real one-level comfort. The keynote is the mezzanine, just 5 steps up, off which the sleeping quarters appear. Here one finds three fine bedrooms, ample closet space, and two tiled bathrooms, one with stall shower. This raised level (above a partial basement) creates a dramatic separation between bedroom and living areas. This gallery looks down on a graceful foyer which adds its width. With an entrance of its own at the rear of the house, the kitchen antici-

pates all of mother's needs in equipment and offers a delightful atmosphere for intimate snacks. The quality of distinction which typifies this house is summed up in the sweeping living room, with its stately fireplace and magnificent picture window. The sheltered porch, with entrance from the dining room, is also accessible from the garage—a great convenience in inclement weather.

Overall Dimensions: 47' x 43'6", incl. garage.
Square Feet: 1345.





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Gracious and Economical

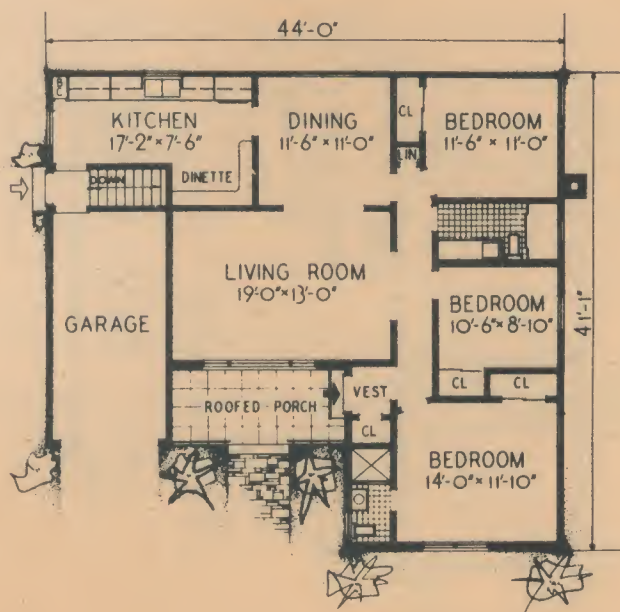
PLAN NO. 3325

This charming, three-bedroom home is compact and yet ample. Its oversized living room looks out to an inviting, roofed porch through a broad picture window. The master bedroom, built for airy cross ventilation, has its well-appointed private lavatory with stall shower. The two remaining bedrooms are well-proportioned, and all chamber closets have built-in sliding doors. Another full, spacious bathroom is conveniently located. The efficient, up-to-date kitchen, with double exposure which does away with

the usual problem of lingering cooking odors, is a joy to work in. Its cozy built-in dinette is created for casual family breakfasting or those delightful mid-night snacks. The garage has a direct entrance to the house through the service vestibule accessible to kitchen and cellar stairs. This attractive home presents a warm, gracious picture to the economically minded, prospective home builder.

Overall Dimensions: 44' x 41'1".

Square Feet: 1280 (incl. gar.).





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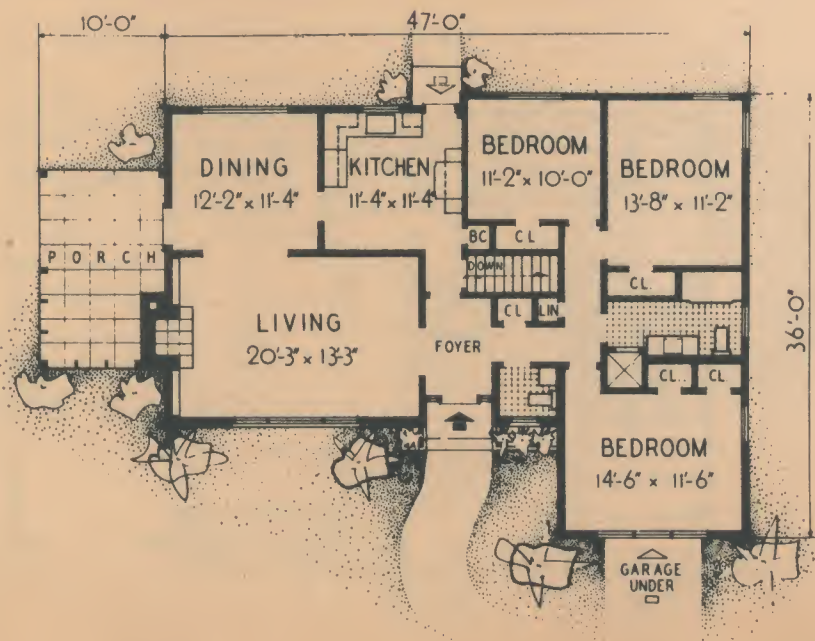
Designed for Extra Living

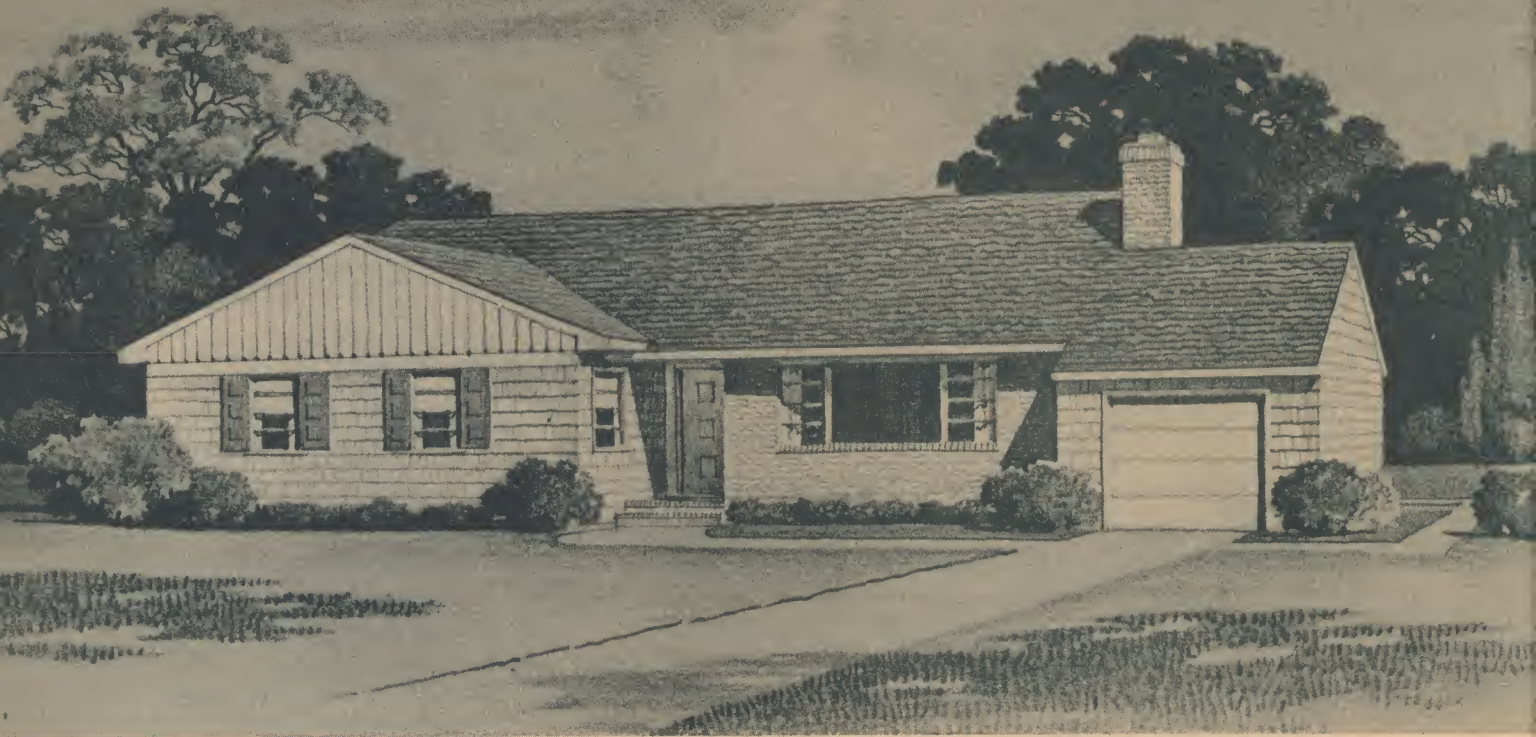
PLAN NO. 3326

For sweet, low lines nothing beats this ranch style home of shingle, brick and clapboard. Of its three entrances, the rear one leads into the square, utilitarian kitchen, the side door opens from a charming porch, and the front, with its built-in plant boxes flanking the attractively designed door, opens upon a large foyer. Sheer joy of living is typified in the spaciousness of adjoining living and dining rooms. The front room picture window, beckoning the changing seasons, is magnificently styled. Imagine a

cold, wintry night outside, while your cozy family is gathered about the cheerfully blazing fireplace. There are three bedrooms which are amply supplied with closets. The extra-large bathroom is as practical as two baths here, and there's an additional lavatory, too. The garage, built on a lower level, preserves the flowing lines of this cleverly designed home.

Overall Dimensions: 47' x 36', excl. porch.
Square Feet: 1281.





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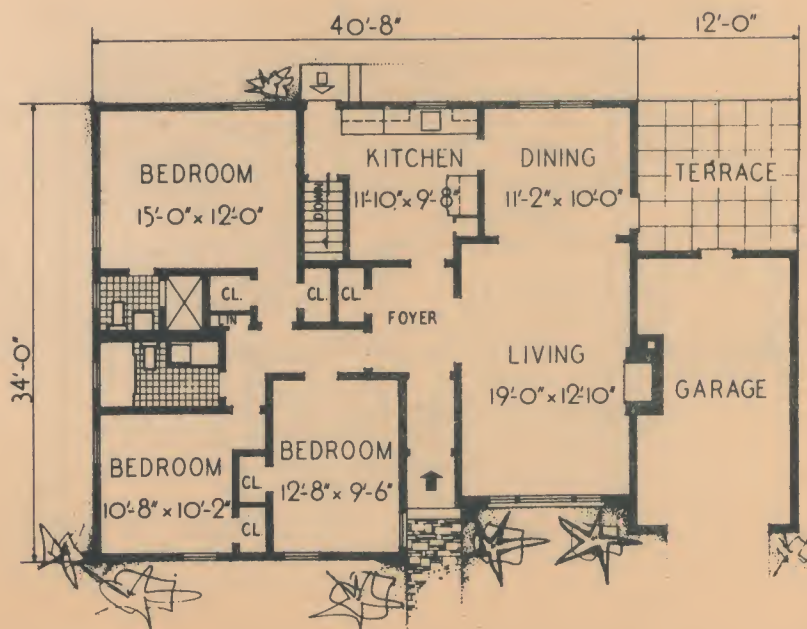
A Home to be Lived in

PLAN NO. 3327

Here is a delightful ranch style house designed for the family that believes that a home is meant to be lived in. Its atmosphere is emphasized by the inviting alcove entrance, up two steps at the end of the flagstone walk. Together with the adjacent dining room, a large, expansive living room, fronted by a picture window and warmed by a cheerful fireplace, creates almost a 30' sweep, running the full depth of the house. The three bedrooms are bright with the light from double-exposure windows. Two tiled bath-

rooms, one with built-in shower, are set in with money-saving back-to-back plumbing. The kitchen has its own entrance and, with its modern facilities and dinette space, is a domestic joy. The terrace, which doubles as an outdoor dining room, adds a note of graciousness to suburban living. If your family believes that a house was meant to be lived in, this is a sure bet for you.

Overall Dimensions: 40'8" x 34' (excl. gar.).
Square Feet: 1333.





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Extra: Large Bedrooms Featured

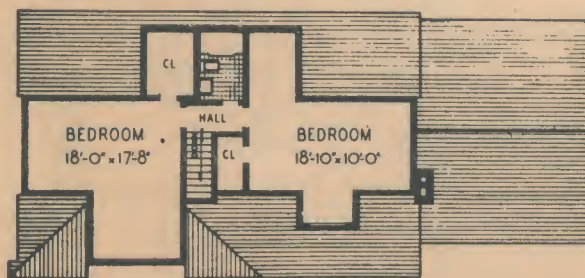
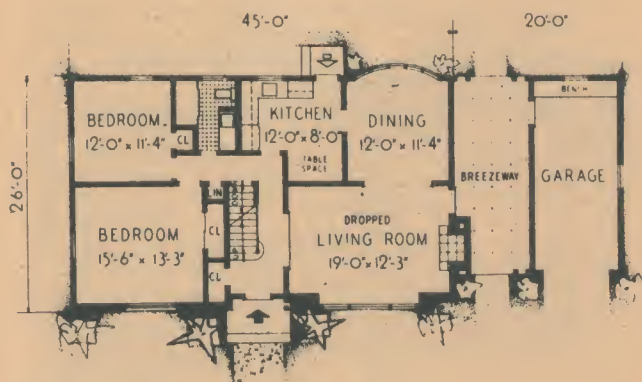
PLAN NO. 3328

Here is an expansion house that will please everyone in the family, from Grandmother to Junior. Two of the four bedrooms are planned upstairs—simply tremendous, with closets to match. Completing this area is a tiled, full bathroom. On the lower floor, each bedroom occupies a corner of the house and profits from cross ventilation. The bay window in the dining room is truly beautiful, and functional too, for a wealth of sun and air. Notice the excellent table space in the well laid out kitchen. Entered either from the

dining room, foyer, or breezeway, the living room, one graceful step down, is more than impressive, with a picture window in the best contemporary style, and a gracious fireplace is reminiscent of all that is traditional in family life. Here is a house truly to be lived in and loved.

Overall Dimensions: 45' x 26'.

**Square Feet: 1170 (1st floor) excl. garage;
740 (2nd floor).**





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Accent on Expansion

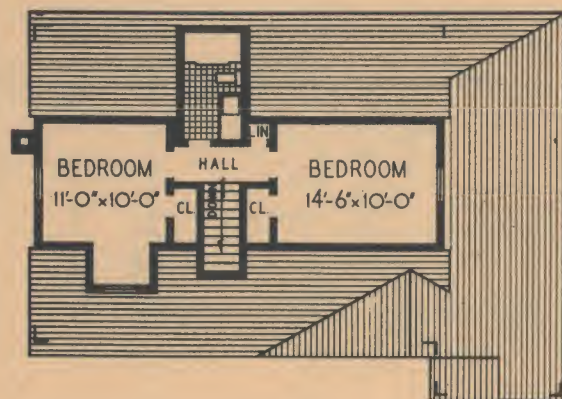
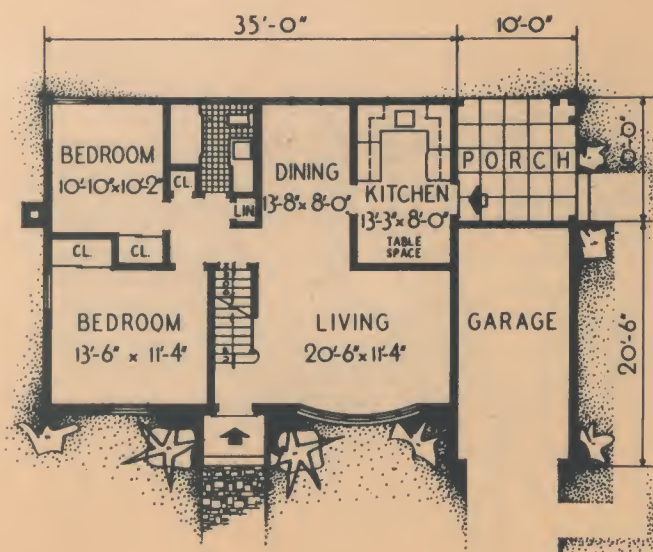
PLAN NO. 3329

This charming ranch house in fieldstone, brick and shingle offers the best in family living for the present and future. You'll note, first, the handsome picture window bow overlooking the front lawn, and the enormous living room area, large enough for a luxury house. The dining ell can be curtained for privacy, or thrown into a full-length hospitality center with the living room. There's plenty of breakfast space in the efficient U-shaped kitchen, and the back

patio will serve as a delightful outdoor picnic area, shielded by the garage. Cross ventilation is starred in each of the bedrooms, and there are space-saving sliding door closets for each. Up the decorative stairway there'll be two more bedrooms whenever you need them, and a second bath, in this house where extras are planned right in.

Overall Dimensions: 45' x 30'6" (incl. gar.).

Square Feet: 910 (1st floor); 450 (2nd floor).





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Swiss Chalet Split-level

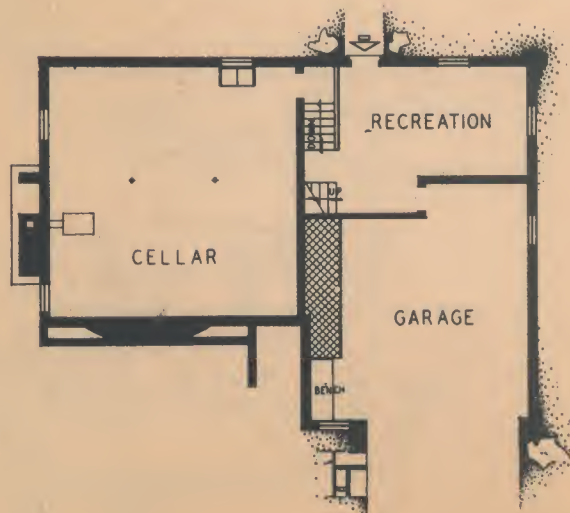
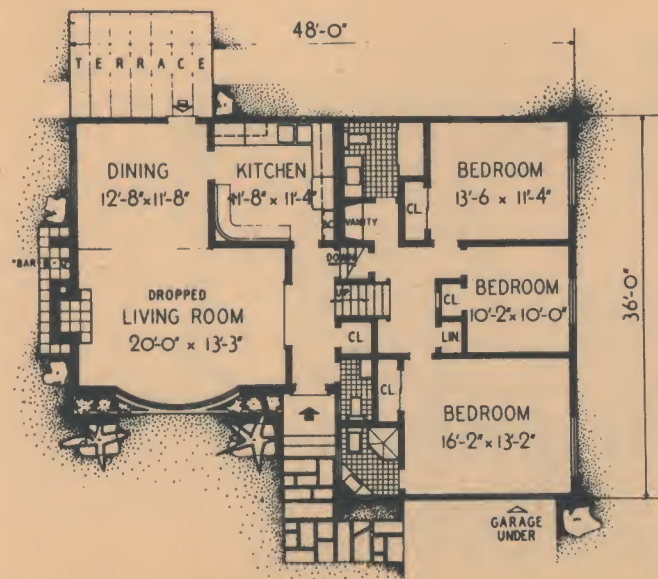
PLAN NO. 3330

This is a very attractive split-level house. The upper level which extends somewhat beyond the two-car garage and recreation room beneath it, creates the effect of a Swiss chalet. The use of flagstone for the combined chimney and barbecue pit, and for the ledge, which runs from the corner of the house to the entrance door, is most effective. Inside, there are three excellent bedrooms, the master chamber with private lavatory and stall shower. A full bathroom, accessible to the other two bedrooms, has a built-in

vanity, and there's an extra lavatory off the front hall for guests. Downstairs from the sleeping quarters is a foyer which leads to the comfortable living area. The kitchen was not only created for mother's pleasure and convenience but for the whole family by virtue of its inviting breakfast nook. The magnificent feature of this house is the spacious dropped living room with fireplace and expansive bay window.

Overall Dimensions: 48' x 36'.

Square Feet: 1478.





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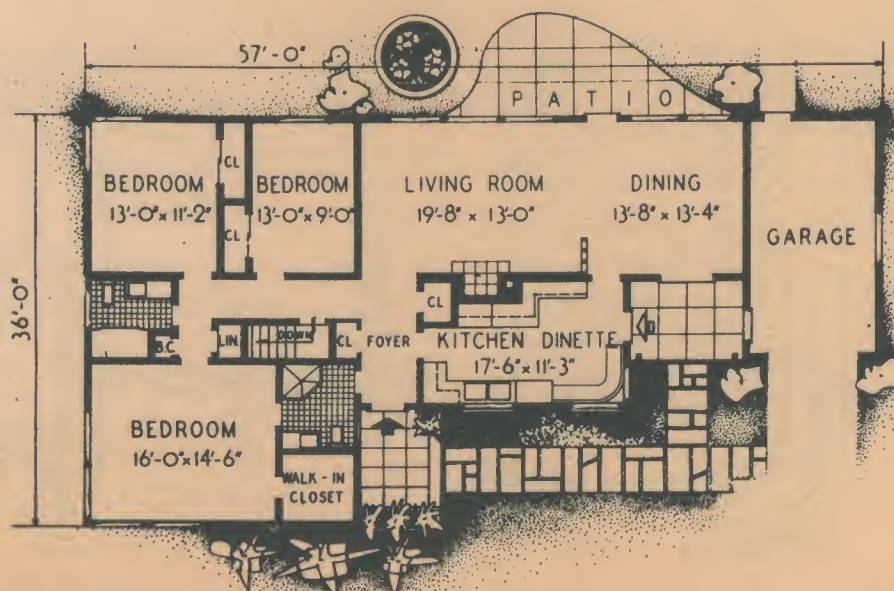
A Country-Club Air

PLAN NO. 3331

This house, of long, clean lines and country-club elegance, is bound to attract people of discriminating taste. Among its many distinctive features is the living and dining room combination, with its almost unbelievable sweeping expanse and giant picture windows, which comprise nearly the entire 33' wall. An attractive partition along the fireplace wall hides the kitchen doorway from living room view and marks a separation of the living-dining rooms. Three bedrooms feature excellent storage space for clothes. Note the master bedroom, unbeatable for size, fine

ventilation, walk-in closet, and its private tiled lavatory with stall shower (and a door from the foyer makes it double as a powder room). The second bathroom can easily be reached from the other bedrooms. Additional features worth mentioning are the French doors leading from the dining room to the patio outside, the space-conserving kitchen-dinette, and the four convenient entrances to the house.

Overall Dimensions: 57' x 36' (incl. garage).
Square Feet: 1600.





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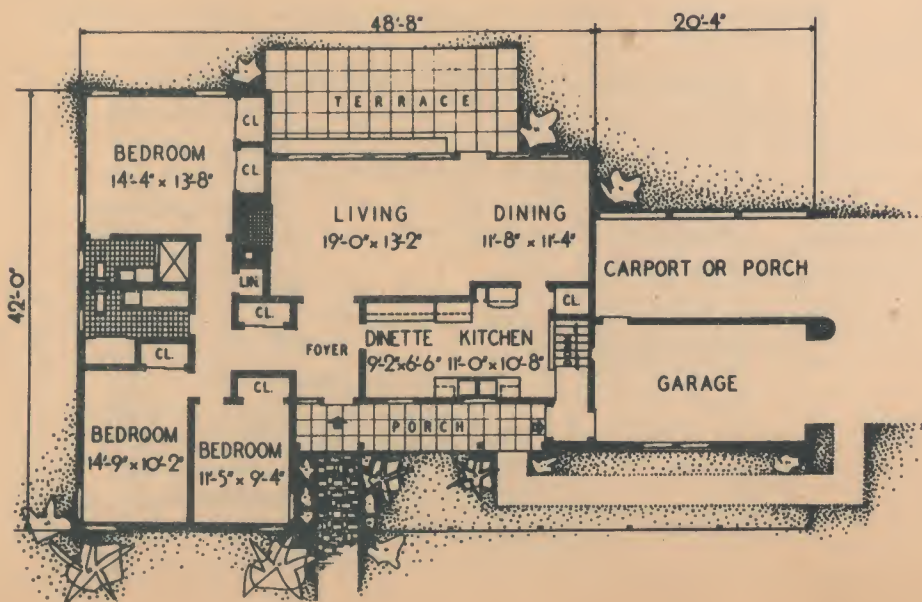
Classic Ranch House

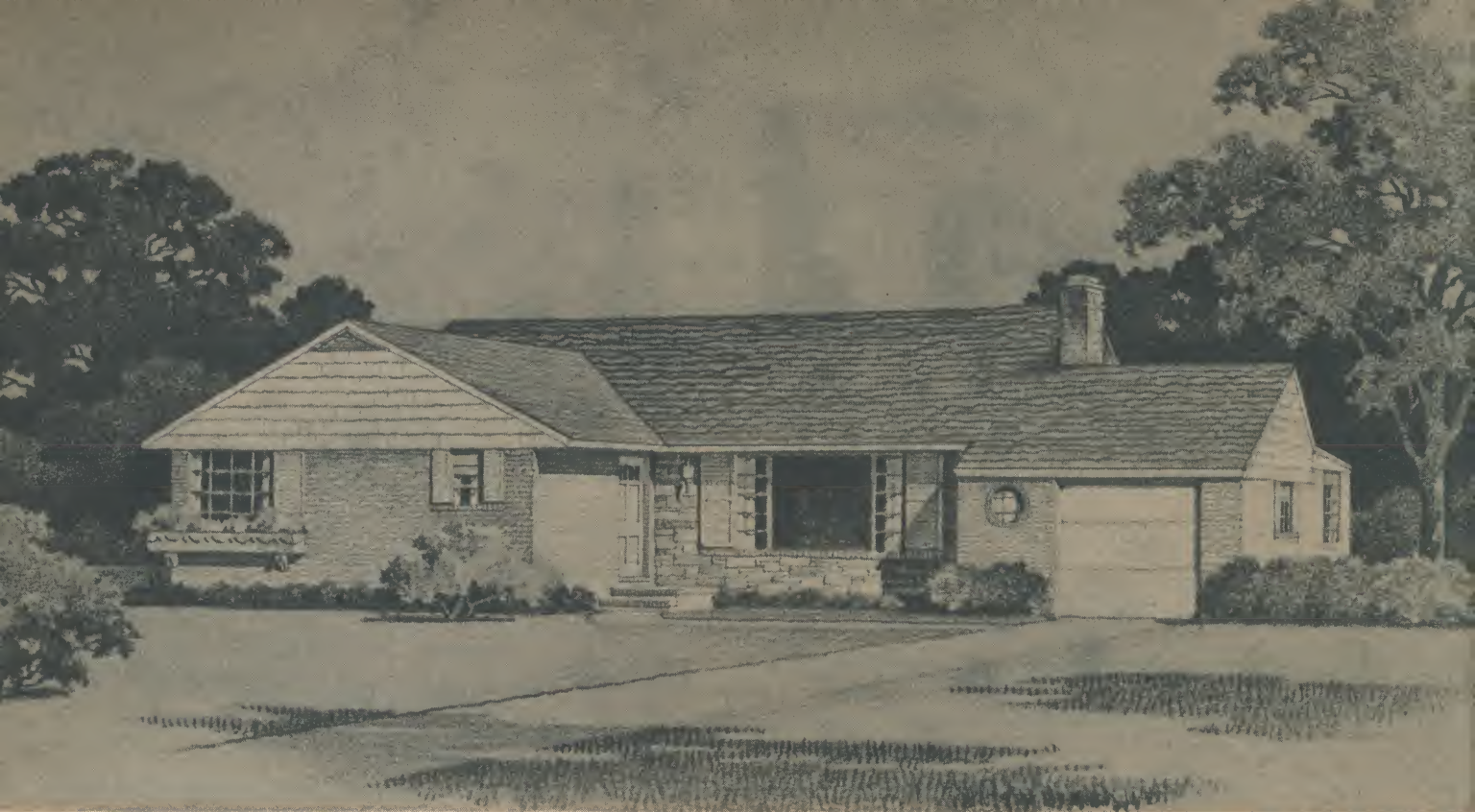
PLAN NO. 3332

It's a prize winner, this handsome ranch house that makes the most of long, low lines emphasized by the garden fence, and offers the best of living on one floor. And yet, your budget is considered, too, with the two bathrooms back-to-back for economy, and the family bath equipped with a "vanitory" to double (at little extra cost) as a powder room. If your is a two-car family, the clever "carport-porch" is a budget-wise feature, two garages for almost the price of one. Nothing has been spared for good living, though, with 30' of living-dining area and a

window wall almost as wide overlooking the back terrace. At the front, off the foyer for step-saving for Mother, there is a compactly but perfectly planned kitchen and a full-sized dinette. A well separated wing houses the three big bedrooms, each with cross ventilation and with the super closets that are family-planned. And note the clever, covered entrance to garage, kitchen and cellar stairs.

Overall Dimensions: 48'8" x 42' (excl. gar.).
Square Feet: 1685.





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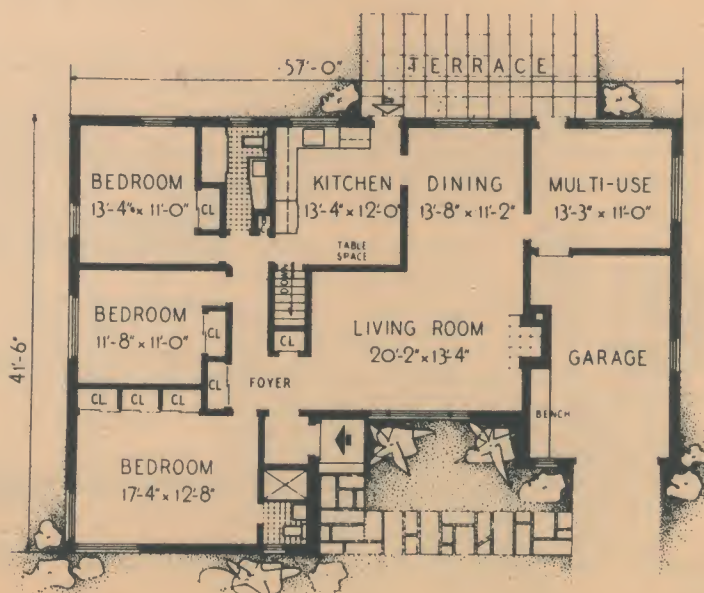
Functional Design for Traditional Ease

PLAN NO. 3333

A purity of line characterizes this brick and fieldstone ranch style home. The appealing corner windows are underscored by the charm of lovely flower boxes, and the imposing picture window commands immediate attention. Brilliant design has resulted in attractive and functional rooms throughout. The master chamber, for instance, has an entire wall of closet space as well as a private lavatory with stall shower, and yet sacrifices none of its spaciousness. The kitchen is a combination of utility magic and roominess, allow-

ing for the possibility of an ample breakfast nook. The L shaped combination living and dining room has all areas swept by cross ventilation and sunlight from the picture windows at the far end of each room. A multi-use room tells its own practical story: guest room, game room, workshop, den. You name it and it's yours.

Overall Dimensions: 57' x 41'6" incl. garage.
Square Feet: 1710 (incl. garage).





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Blue-Ribbon House

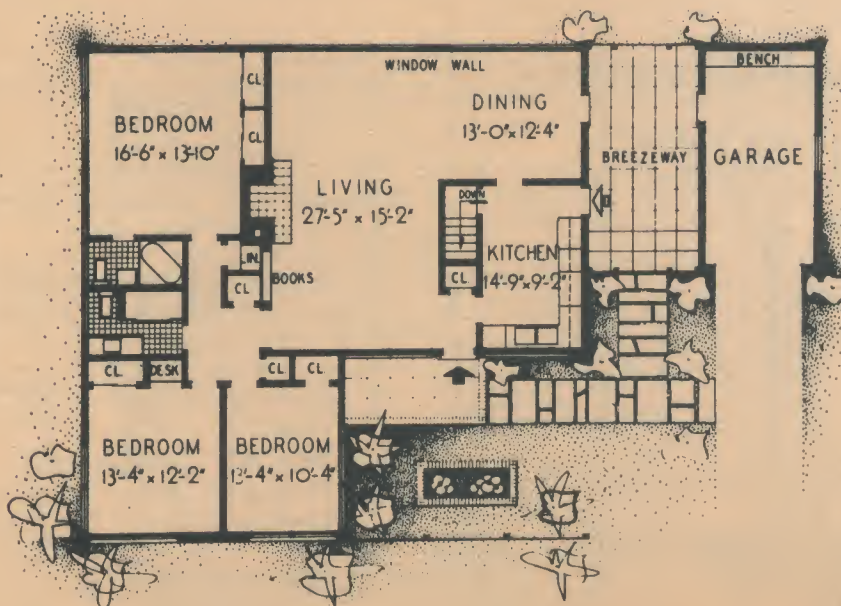
PLAN NO. 3334

No wonder this is a prize-winning home. Not even the most jaded house seeker could fail to be stimulated by its many wonderful features. Notice the spaciousness of the living room, the beauty of the fireplace and the built-in bookshelves, the breadth of the dining room, the more than 28' window wall in the rear that unites these two distinctive rooms. The bedrooms are each of luxurious dimensions. One of them has a built-in desk at which your youngster can do his homework in undisturbed privacy,

while the master chamber contains two sliding-door-closets as well as its private bathroom. The breezeway is a roofed, 10' wide, tiled area open at both ends, affording protected access to the house from the garage and vice versa. And don't overlook the work-bench in the garage which will please Dad very much. Why not make this blue ribbon house your own?

Overall Dimensions: 45'6" x 45', excluding breezeway and gar.

Square Feet: 1685.





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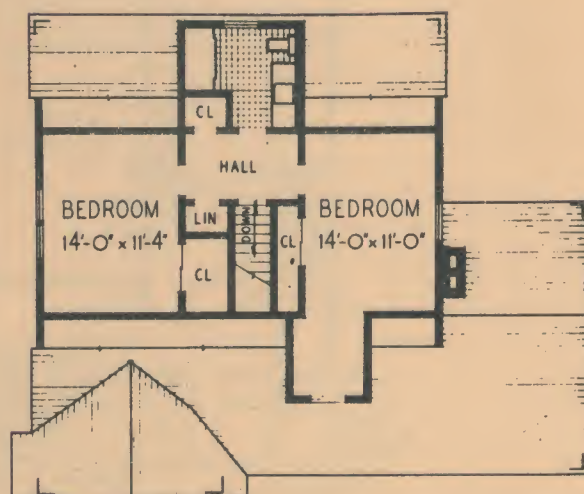
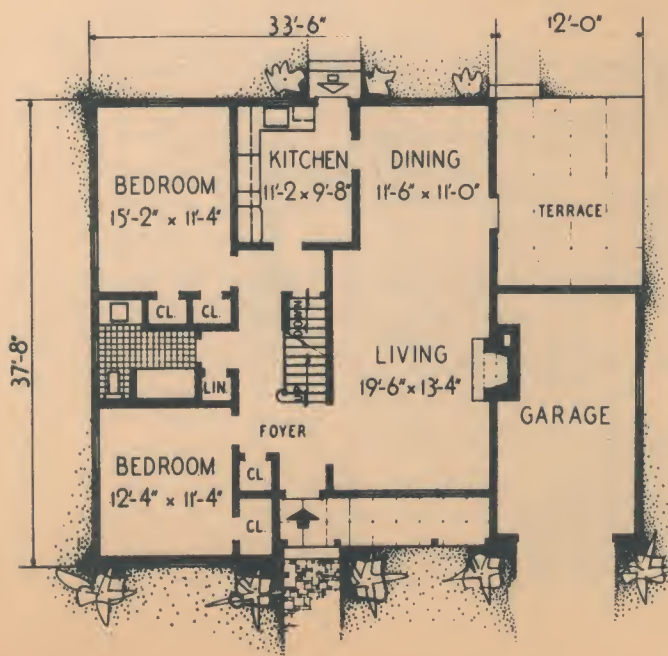
A Superlative House

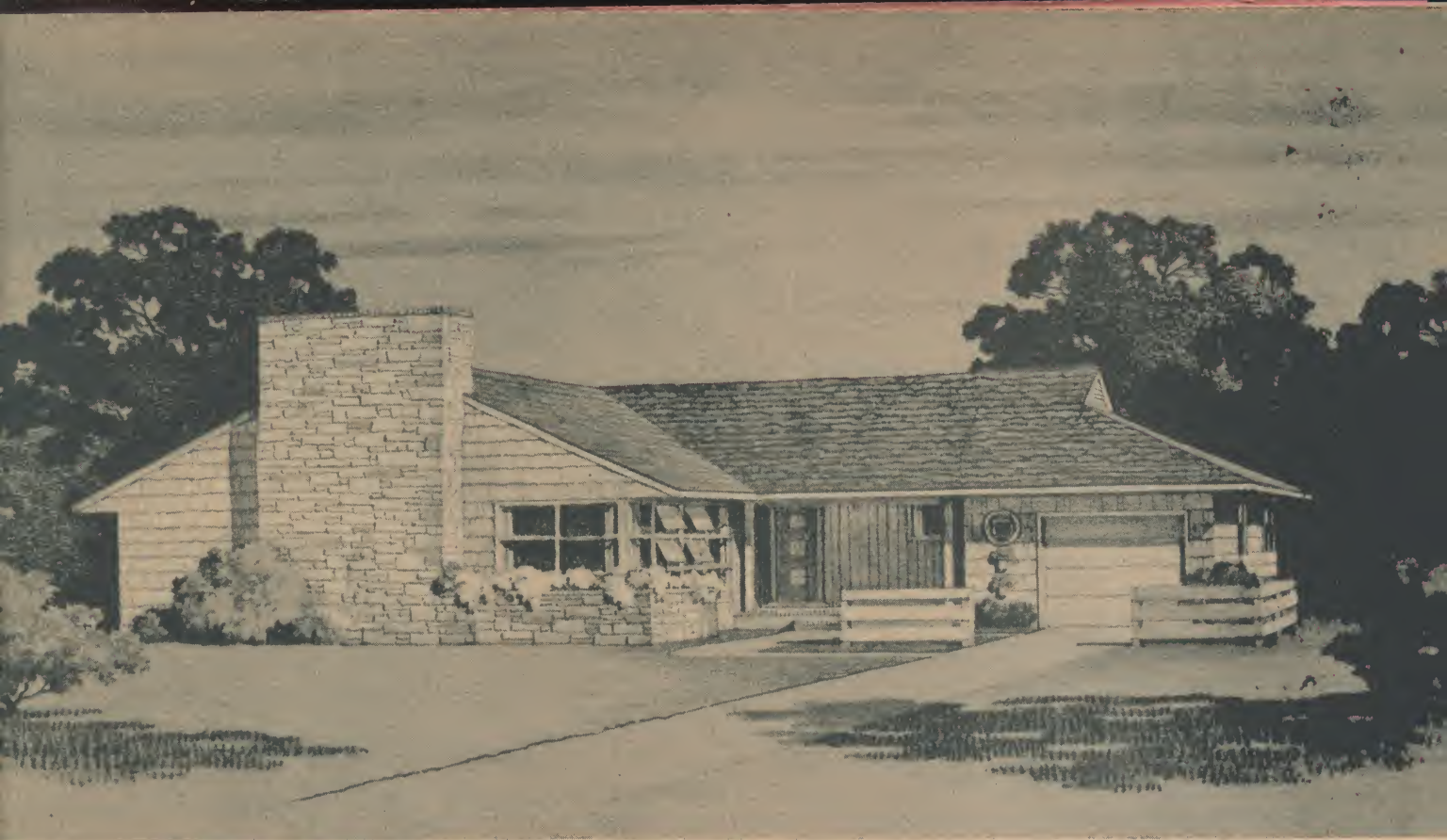
PLAN NO. 3335

We can only talk in superlatives about this four-bedroom expansion house. The 31' combined living and dining rooms, with ventilation on three sides and day-long sunlight, deserve the highest praise. Splendidly designed for visual beauty as well as physical comfort is the log-burning fireplace. The charming terrace, which leads from the dining room, makes outdoor entertaining a delight. You'll love the kitchen because its wonderfully modern equipment is so well arranged that there is plenty of room in which to

move about. Four bedrooms, two of which are downstairs, are outstanding from the point of view of air, light, closet space and design. One of the upper chambers has a charming dormer window. The bathrooms, both upstairs and down, are full-sized and tiled. Most gracious, most practical, most complete—these are a few of the words that apply to this super house, shown in color on the cover.

Overall Dimensions: 35'6" x 37'8" (excl. garage).
Square Feet: 1200 (1st floor); 590 (2nd floor).





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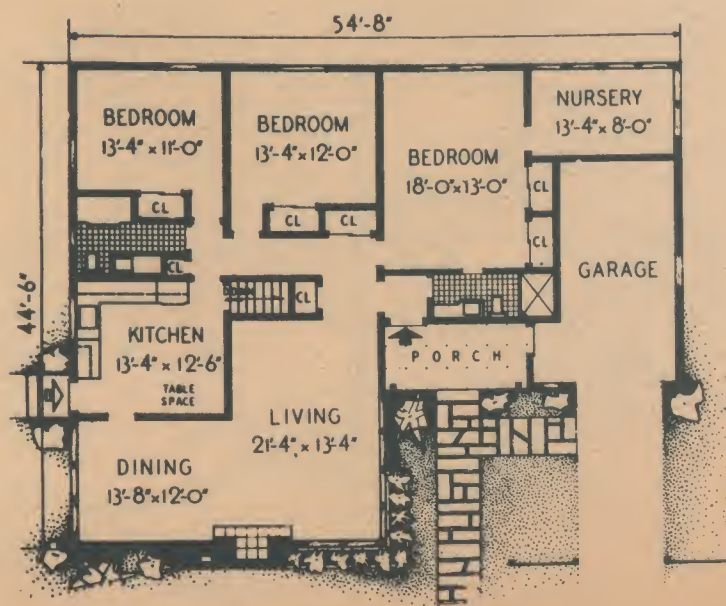
Pride of the Family

PLAN NO. 3336

Without doubt the master wing is the important personal feature of this lovely ranch house, also pictured on the cover. It consists of an exceptionally large bedroom (with two convenient sliding-door closets) and it has separate access to the tiled lavatory with stall shower. Most advantageous for mother is the corner nursery which can be entered from the master bedroom, and whose walls are utilized for maximum window space, allowing for a maximum of fresh air and sunlight. Two other bedrooms are each of good size, as is a second full bathroom which

is accessible to both. As is typical of well designed kitchens, there is plenty of room even with the spacious work area, for a breakfast nook. The dining and living rooms share the benefits of an inviting fireplace, and characteristic of this gracious house, window space is superb. In other words, inside and out, this house is a visual joy and a perfect home for a large family.

Overall Dimensions: 54'8" x 44'6" (incl. garage).
Square Feet: 2015 (incl. garage).





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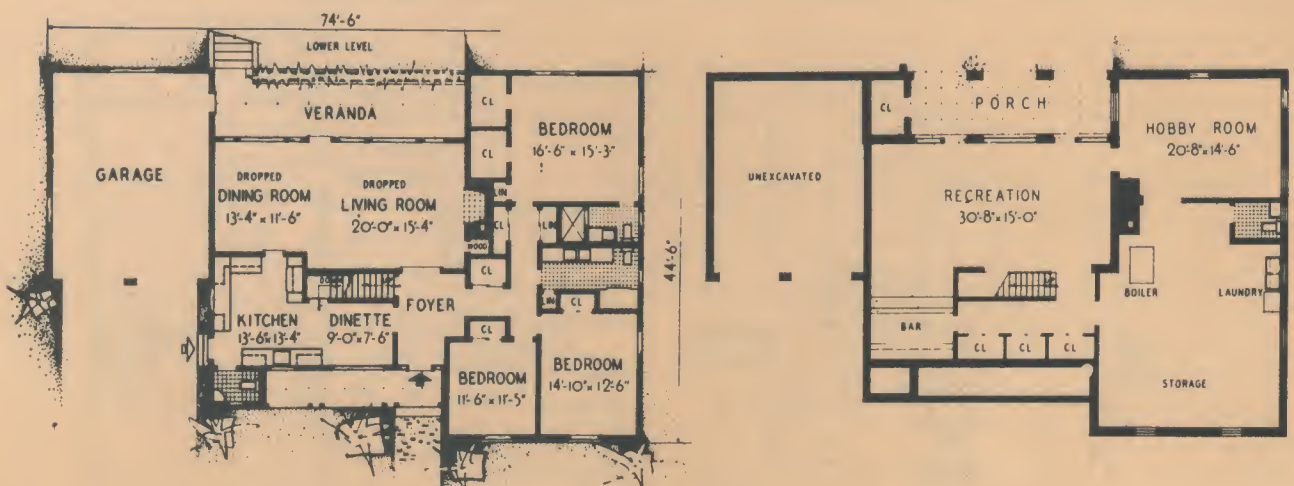
A Captivating House

PLAN NO. 3337

One question that a prospective home owner asks himself today is "What does a house look like?" as well as, "How does it function?" Surely this house answers these questions in a positive manner. It is a moot point as to which is more attractive, the front or the rear. The front elevation, utilizing brick, shingle, and clapboard, is in excellent ranch style with gracious, sweeping lines and simple dignity. At the front are two bedrooms, the entrance, kitchen

and dinette, and the two-car garage with overhead doors. The rear elevation, from the outside, features a charming veranda which is given a bright note of distinction by the sunny flower box that runs almost its entire length, and the stairway which leads to the interesting lower level.

Inside, there is an abundance of closet space. The master bedroom, one of three larger-than-average chambers, contains two grand walk-in closets, its own



linen closet, and a private, tiled bath with stall shower. An additional bathroom, off the hall, is lavishly styled with a double-vanity. This, too, has its special linen closet. The welcoming foyer, of hospitable size, is convenient to the sleeping quarters, the dinette and kitchen, the living room, and the stairways for perfect circulation. A side door leads into the kitchen, which, marvelously designed for step-saving convenience, connects with the dinette. This work area has its own lavatory for the children and for cleaning up after working out-doors.

A really fabulous feature of this design for modern living is the dropped living and dining room combination, a better than 33' combined length, with a deepset fireplace and handy, built-in woodbox on one side, and, on another, a wall of many windows, graciously facing the veranda.

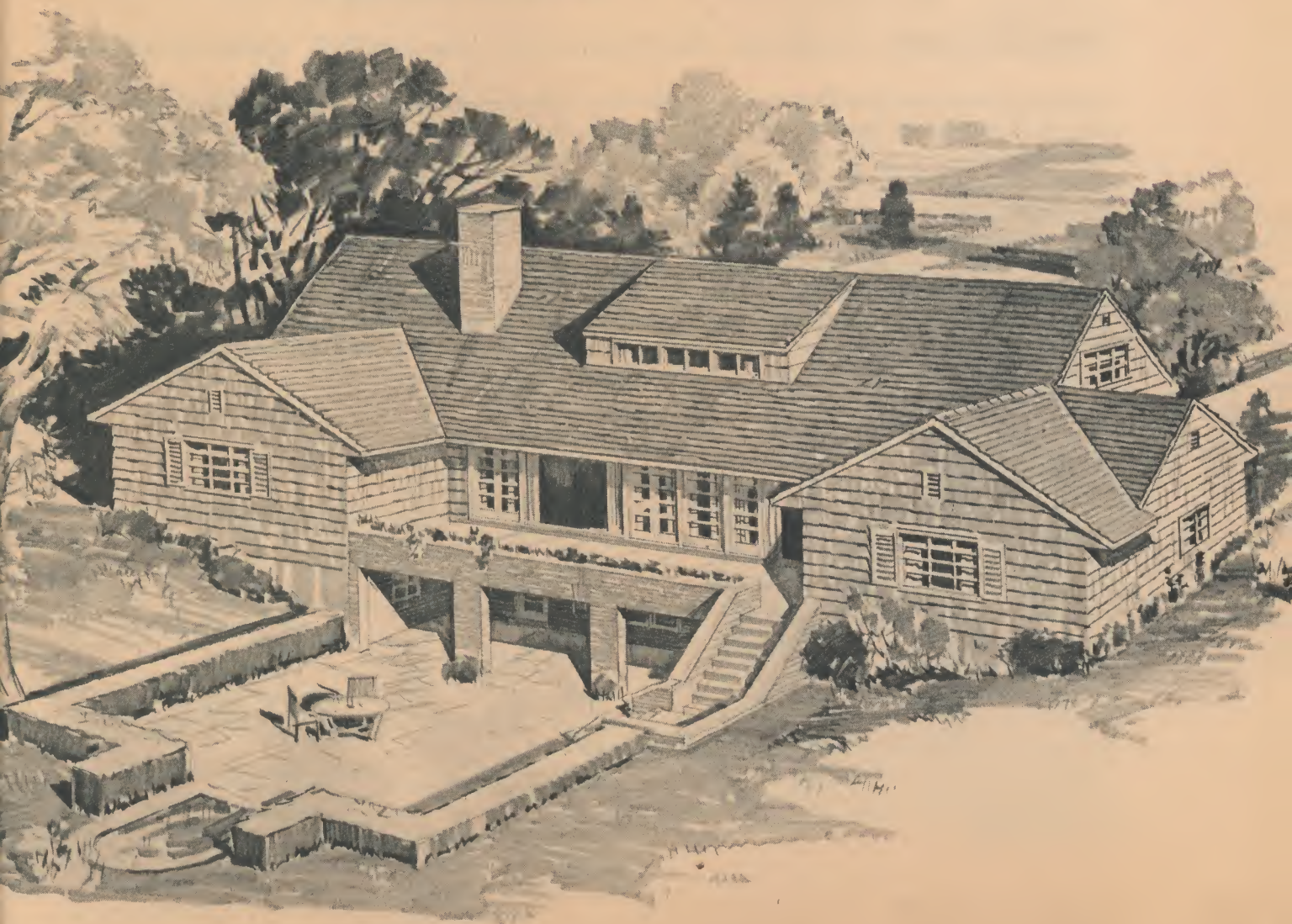
Downstairs there's a tremendous recreation room, more than 30' long and 15' wide, with a bar already

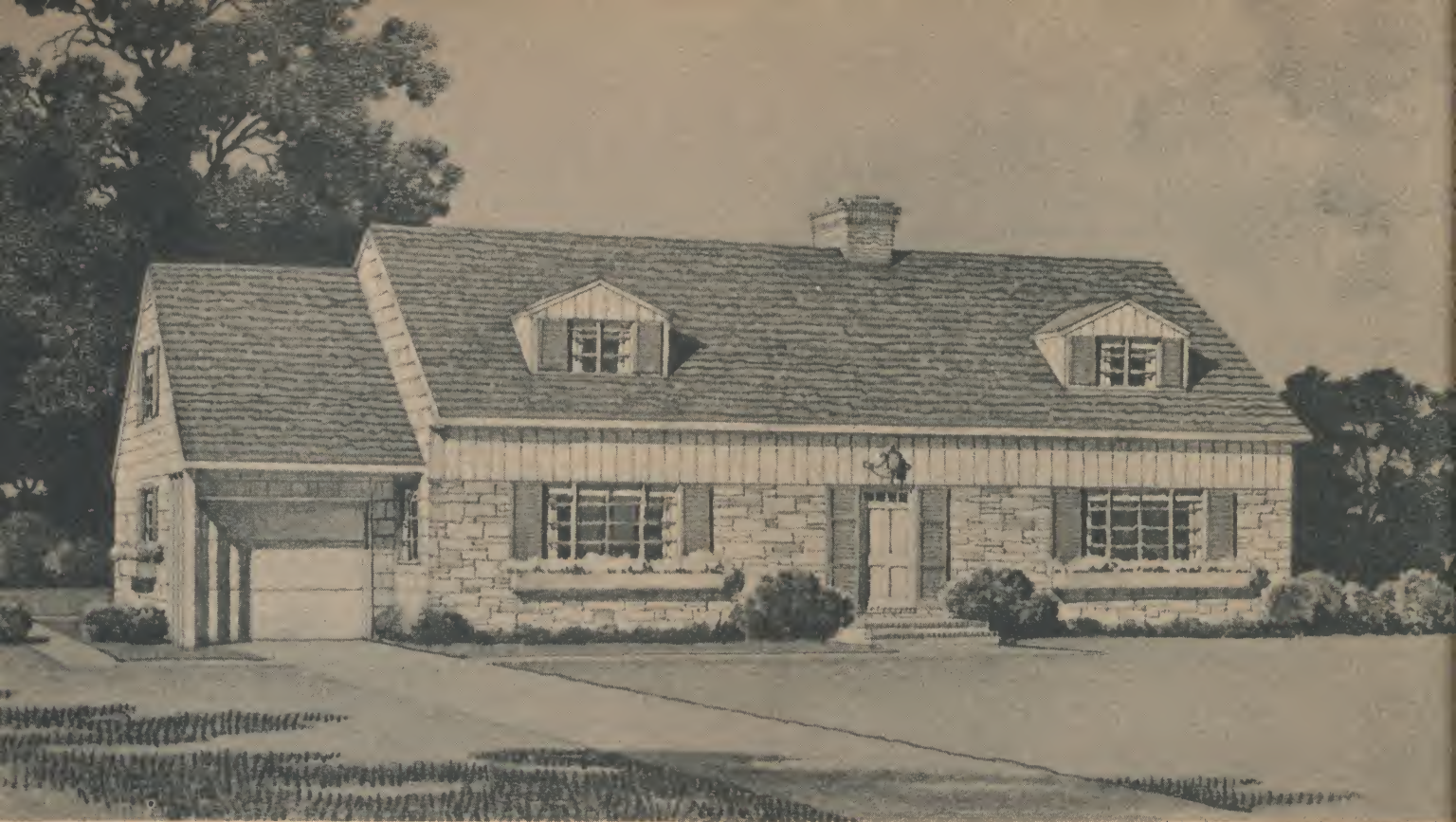
built for you: a recreation room for dancing, perfect for party giving, and leading out to the lower porch, which provides a lovely atmosphere for romantic summer nights. Too, there is a perfect spot for a cheerful fireplace out here. The well-proportioned hobby room is a natural setting for a pingpong table. It is *the* room for clay modeling and ceramics. It can be a dark room for amateur photography or a work shop for those who like to build. But one of its finest potentials is as a playroom for children. In short, its uses are infinite.

But the basement has its utility purposes as well. Just visualize the laundry room, the extra half-bathroom, the fine storage space, and the surprise of the three generous closets, each with sliding doors.

From the lower level recreation room to the expansion attic above, this dream house symbolizes the high point of progress toward better and more gracious living.

Overall Dimensions: 74'6" x 44'6" (incl. gar.).
Square Feet: 2500 (incl. gar.).





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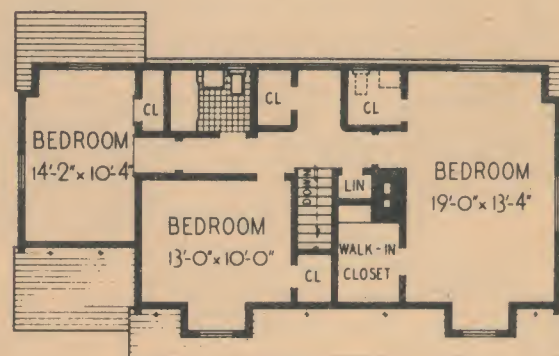
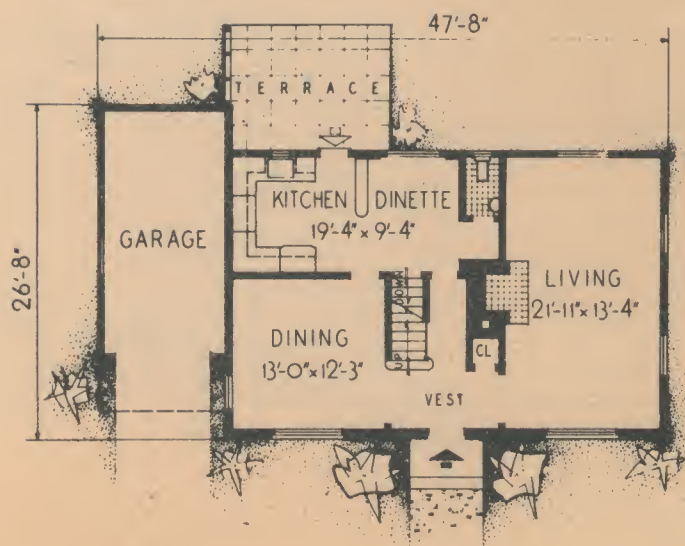
Well-Planned Colonial Home

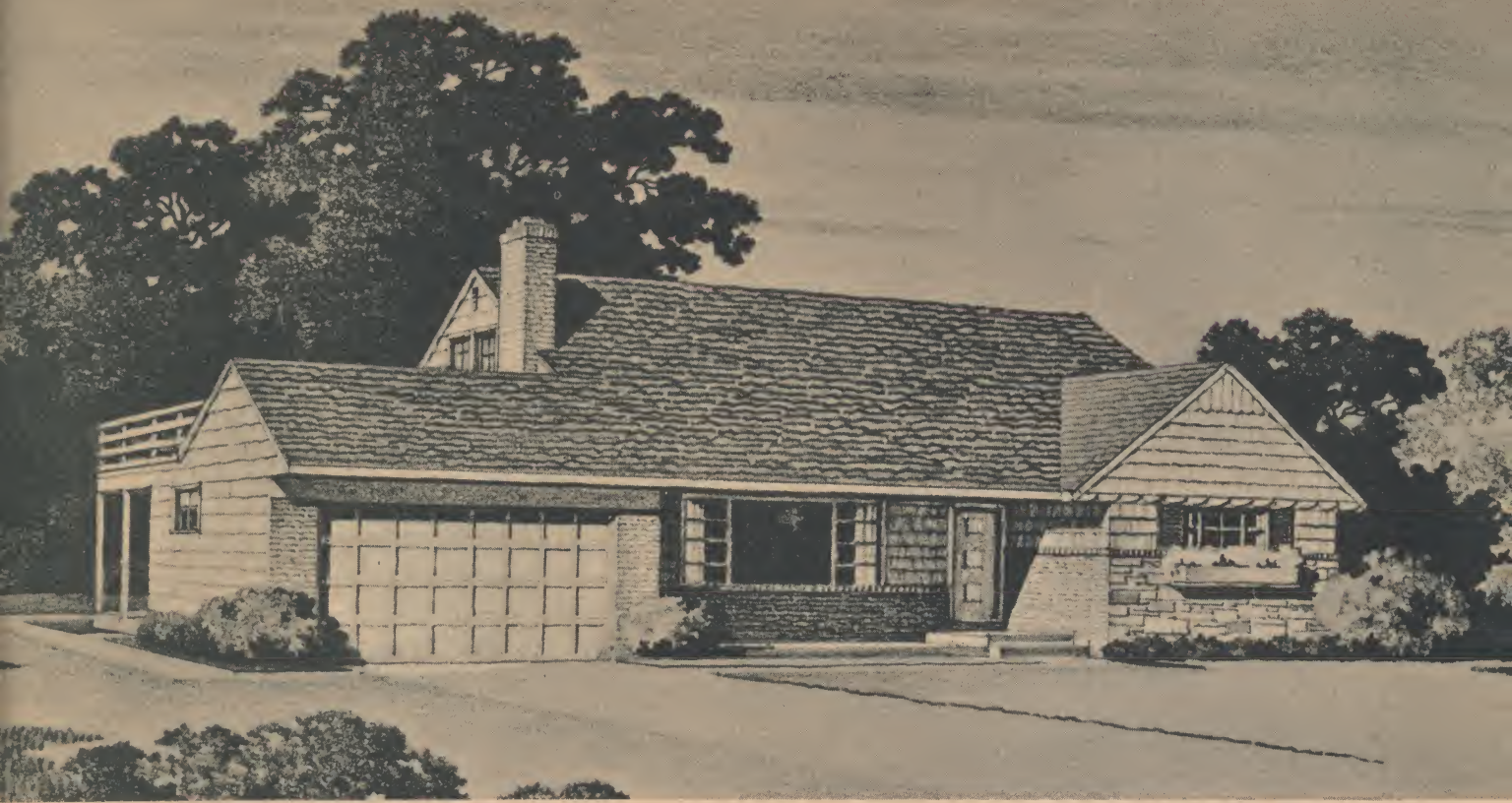
PLAN NO. 3338

The lamp cheerfully beckons from this colonial home, with its shuttered windows and door and attractive fieldstone facade. Two dormer windows add charm to the upper story's three spacious bedrooms and tremendous closets. In addition to a full-sized, tile bath, there is a perfect arrangement for the installation of a half bathroom in the enormous master chamber. Descending to the gracious vestibule below, we come to the living quarters. Here, *everything* is outstanding from the wonderful terrace which leads

into the well-arranged kitchen and adjacent dinette to the magnificent living room with its imposing fireplace. Brightness and cheer flow into this impressive room through three fine exposures, and picture windows front and back. A separate dining room for family dinners and formal occasions contributes the final touch of graciousness.

Overall Dimensions: 37'8" x 26'8" (excl. gar.).
Square Feet: 1020 (1st floor); 990 (2nd floor).





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Prize-winning Expansion House

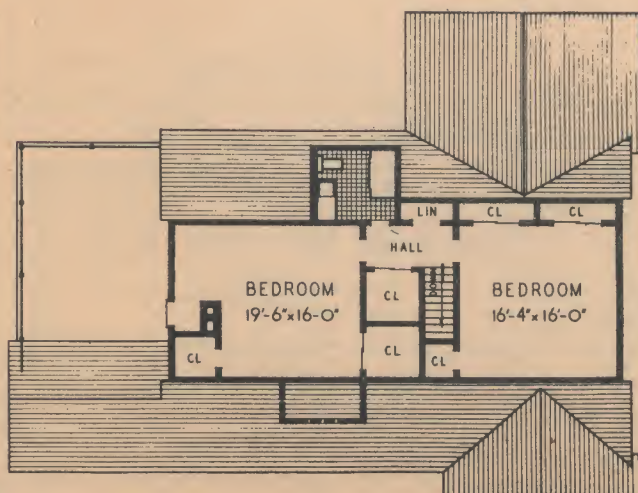
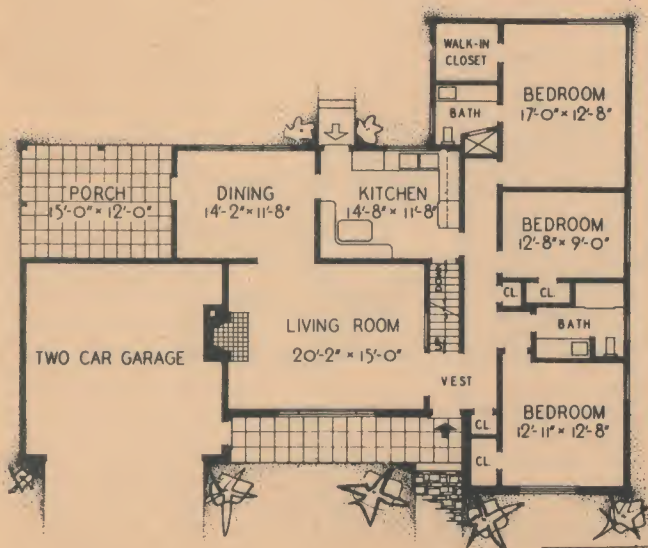
PLAN NO. 3339

For gracious suburban living here is a house with real quality. Brick, fieldstone and clapboard combine to give an overall clean structural effect. Sun worshippers will find the balcony above the graceful porch a real summer's delight. There is a garage that easily accommodates town car and station wagon. The bedrooms are worth mentioning for their comfortable sizes. Notice the huge, walk-in closet in the master chamber and the private bath with its stall shower. In the kitchen, in addition to its up-to-the-minute working facilities, you find a charming break-

fast nook already built for you. Even in this house of superlatives, the living room stands out. For one thing, its more than 300 square feet give it an air of spacious grandeur. For another thing, the fireplace, with its tiled hearth, is especially arranged for maximum warmth and eye-appeal. The finishing touch is well supplied by the lovely picture window which looks out on the flagged terrace walk that leads to the shaded front entrance door.

Overall Dimensions: 61'4" x 49'.

Square Feet: 1633 (1st floor); 915 (2nd floor).





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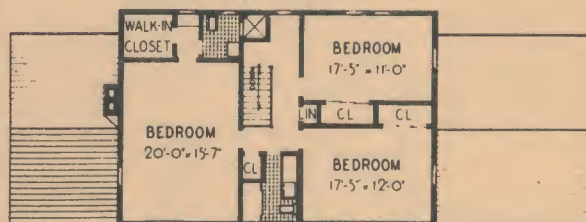
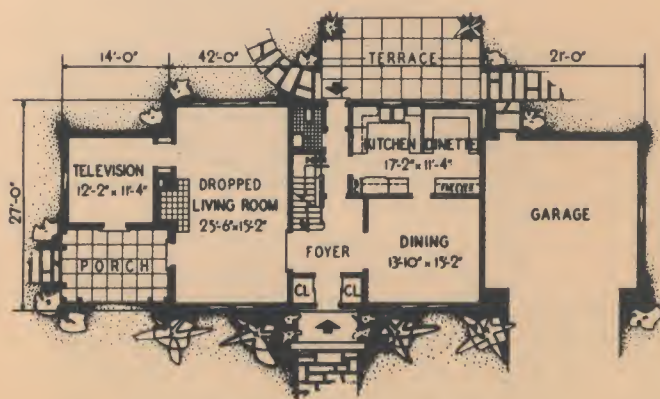
Fit for a King

PLAN NO. 3340

This striking two-story home is in the tradition of dignity and simple charm. The impressiveness of the doorway, the wood trim contrasted with fieldstone is accented by the lamps on either side. Note too, the distinctive use of siding for the upper floor, and the wings to left and right which add so much to the house. The sleeping quarters above consist of three large bedrooms, two of which share a closet wall, with sliding doors featured, while the third has a huge walk-in closet and a private lavatory and stall shower. Downstairs, in the tremendous dropped living

room there is a gracious fireplace and handsome picture windows for wonderful light and ventilation. Next to it, the television room in its own wing can be reached from the front porch as well as from the living room. The cleverly arranged kitchen-dinette makes room for a freezer, a modern storage bonus. And the lavatory off the rear vestibule and front foyer, is an "extra" for both guests and the children.

Overall Dimensions: 56' x 27', excl. garage.
Square Feet: 1442 (1st floor); 1134 (2nd floor).





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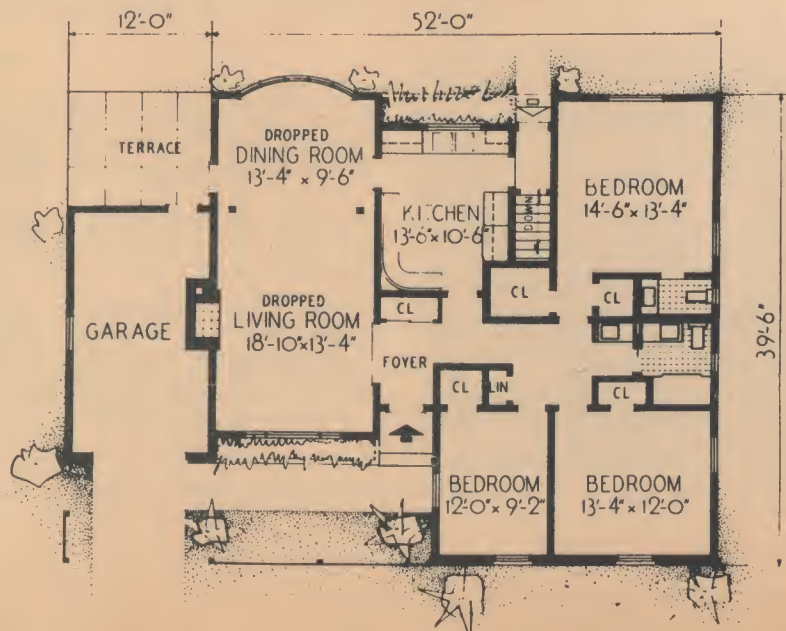
Quality Deluxe

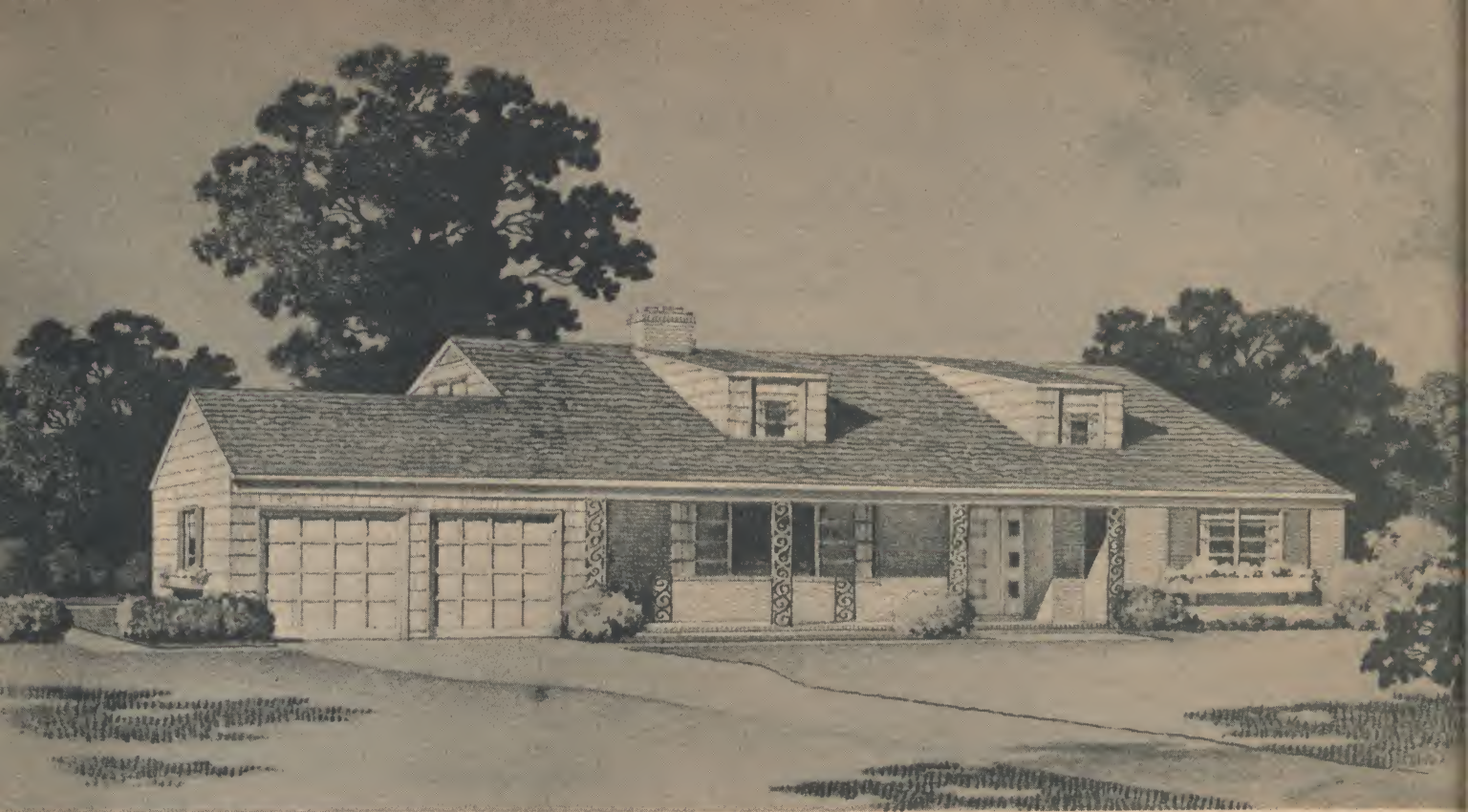
PLAN NO. 3341

A rustic exterior look, with a functional, modern interior plan is the happy keynote of this rambling ranch house. A rail fence, a rooftop of rugged shingle, vertical siding, and honest clapboard carry out the theme of sturdy simplicity. Not seen from the front, but an attractive supplement, is the terrace, which leads into the gracious, dropped dining room. Here, old-world charm is provided by the bay window. There's a magnificent sweep to the living area, one step down, too, where a cozy fireplace presides. Your family will welcome the many closets in this house,

six in all, and most of them "walk-in's". The three corner bedrooms all have double exposures. There are two bathrooms; one is private to the master bedroom and the other, a "double feature" with twin washstands, serves the rest of the household, and offers a guest vanity. A sunny window above the sink brightens the roomy kitchen, just a convenient step to the front door, and blessed with a traffic-saver service vestibule.

Overall Dimensions: 54' x 39'6", excl. gar.
Square Feet: 1425.





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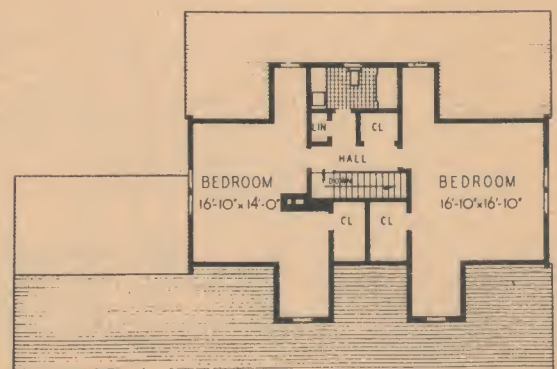
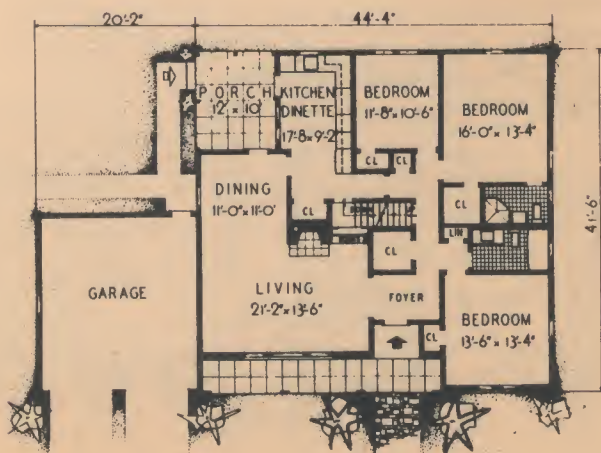
Dream to Reality

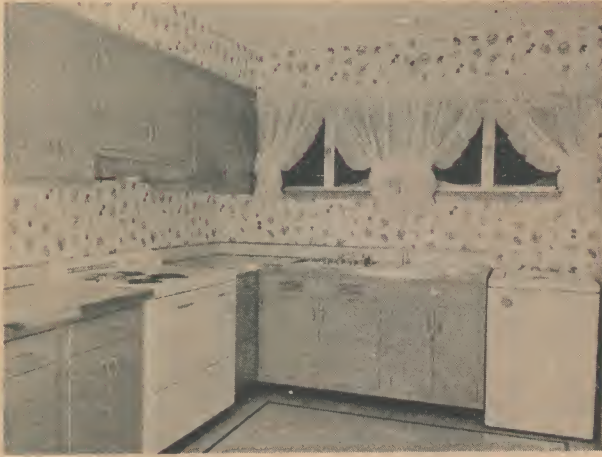
PLAN NO. 3342

The exterior charm of this distinctively attractive, three-bedroom house with expansion attic (2 large bedrooms and bath) is matched by the gracious interior. Imagine a tremendous living room with a huge picture window, an inlaid hearth fronting an ideally situated fireplace, next to which is a built-in bookcase for your favorite reading. Adjacent to the living room and combining with it into a 32' length of unbroken expanse lies the dining room. Labor-saving indeed are the devices of the tremendous kitchen-dinette with its traditional pantry, which will

please even the most exacting housewife. There are spacious bedrooms to gladden the hearts of Junior, big sister, mother and dad. The master bedroom has its own tiled lavatory, with stall shower, while a tiled, full bathroom lies within easy access of the rest of the house. A lovely wrought-iron trellised porch adds a final note of charm to a dream which has become reality.

Overall Dimensions: 44'4" x 41'6" (excl. gar.).
Square Feet: 1680 (1st floor); 1025 2nd floor).





Two swing-out windows brighten a typical Cassens kitchen. Thoughtful arrangement of work space mean step-saving where it counts most.

(Continued from front)

be subject to control, depending upon such important factors as climate and building site. Therefore, in order to eliminate any unnecessary long distance guesswork about the cost of your home, you should consult your general contractor, material or lumber dealer, who is best equipped to make up such a list.

Building Costs Vary

Mr. Cassens' plans have been tested many times in actual construction. As a result we have concluded that because prices, these days, fluctuate so greatly from one area to another, only your on-the-spot expert (builder, contractor, material dealer, etc.) can give you exact information of this kind. The overall costs will be determined by the extras you put into your house, but they may be reduced materially if you plan to do some of the work yourself. Based on the assumption that all work is done by a contractor, present costs vary between \$10-\$15 per square foot.

Changes in Blueprints

By using our blueprints as a starting point your contractor can make changes in dimensions easily and more cheaply than if your plan had to be re-drawn from scratch.

If you're contemplating minor changes, they can be made without difficulty. For instance, if the description of the house calls for frame construction and you prefer brick or concrete block it can easily be done. Only the width of the exterior walls will have to be adjusted, and your contractor can accomplish this from the blueprints we send you.

Perhaps you like one of our houses but find that it would fit better on your lot if it were reversed, so

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that the garage would be on the left instead of on the right, etc. All plans can be furnished to build the original with sides reversed. We simply send you one regular set of blueprints for the lettering and figures and all other sets with sides mechanically reversed as in a mirror. For this service, there is no extra charge. If a blueprint calls for a cellar and you prefer a utility room instead, the change can easily be made since the space occupied by the cellar steps is enough for the necessary utility room for a furnace and a water heater. You may even be able to use the same door, but if, in some instances, it is necessary to move the entrance, your contractor can easily make the required alterations.

The Finished House

While we do not often know where and when the people who have bought our plans intend to build their new houses, or whether they are in your neighborhood, we would like very much to be able to show you what the plans you choose look like when they assume the reality of a finished structure. It is only in rare instances that we can do so. The photographs on these pages show a few of the highlights of a delightfully typical Cassens' house. The plan you select can materialize into just as charming a home, perfect in every architectural detail, and a "model" for your neighborhood.

THE PUBLISHERS

The window wall and patio door make this cheerful dining room a family delight. The ceiling beam separates living and dining areas effectively, another Cassens original.



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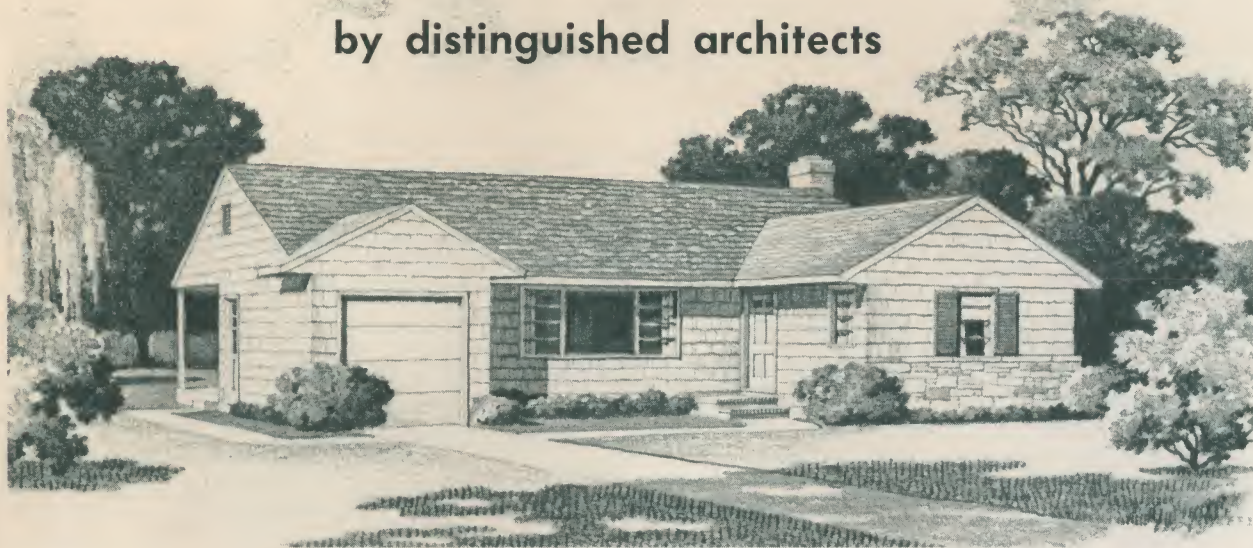
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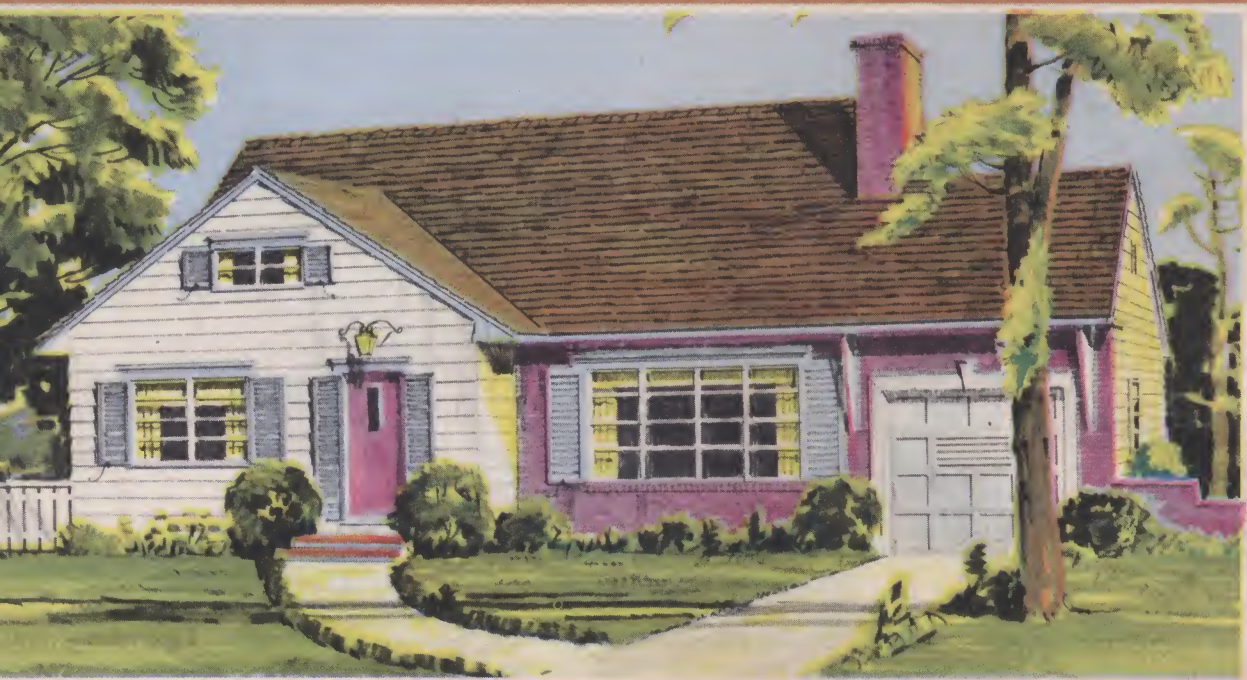
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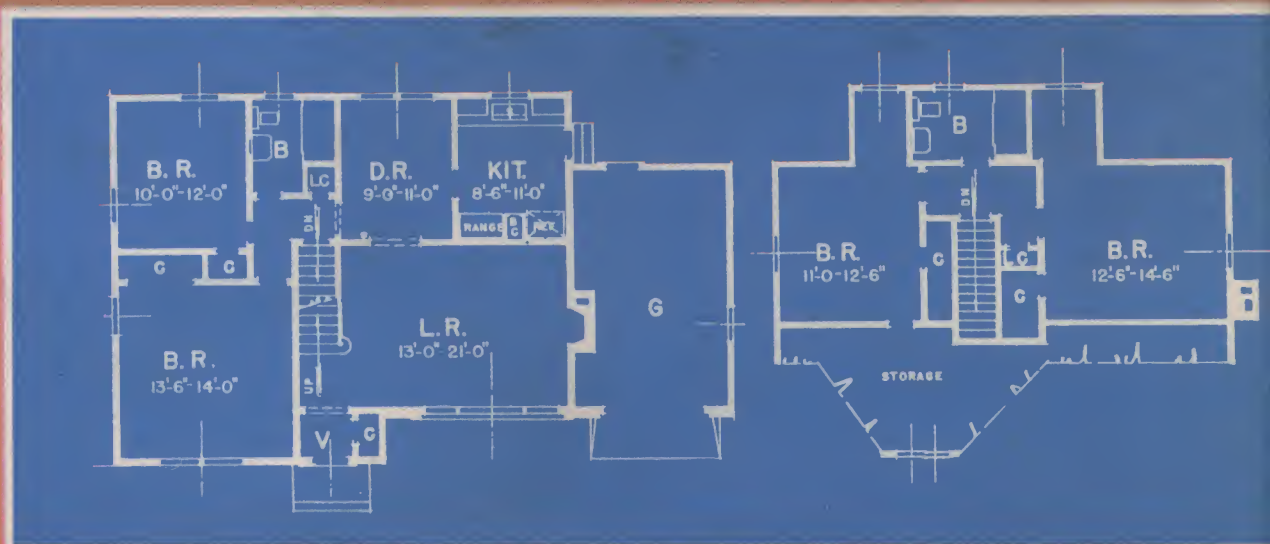
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Plan No. 5217 F

This delightful ranch house, (*reprinted from YOUR NEW HOME No. 3*) can be planned and constructed right now, perfect in every detail for your family's needs. But for the future, it has two extra bedrooms and a second bathroom in the expansion attic to be finished later at slight extra cost. At present, a family of four can be comfortable with the two bedrooms, a large bathroom, a full dining room and a compact, efficient

kitchen. The living room is large enough to belong to a four-bedroom house, and its handsome fireplace dominates one side of this pleasant room. A quick step from the garage to the kitchen entry is a convenience. Large downstairs closets (there's cellar storage, too) will be more than doubled when the second floor is completed. (*For this book, see inside back cover.*)

Architect: **William G. Chirgotis**



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